

CITY COUNCIL REPORT



MEETING DATE: November 1, 2005

ITEM NO. 8 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Artesia - 1-GP-2005 & 2-ZN-2005

REQUEST

The applicant is requesting that the City:

- 1) Amend the General Plan Designation from Resort/Tourism to Neighborhood Commercial (along Scottsdale Road) and Urban Neighborhoods (on the interior of the site).
- 2) Rezone from Resort/Townhouse Residential, Planned Community District (R-4R PCD), Central Business District (C-2) and Open Space, Planned Community District (O-S PCD) to Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple Family Residential, Planned Community District (R-5 PCD) with an amended development standard and amended development agreement on a 44+/- acre parcel located at 7171 N Scottsdale Road.
- 3) To adopt Resolution No. 6742 affirming the above General Plan Amendment.
- 4) To adopt Ordinance No. 3646 affirming the above rezoning and amended development standard.
- 5) To adopt Resolution No. 6750 authorizing the Mayor to execute Amended Development Agreement # 980132-A2.

Key Items for Consideration:

- Change in Character/Nature of Resort Corridor
- Density and height of proposed project
- Site plan and transportation issues
- Planning Commission recommended approval, 7-0

Related Policies, References:

- General Plan

OWNER

Starpointe Indian Bend Ventures LpP
480-609-6779

APPLICANT CONTACT

John Berry
Berry & Damore, LLC
48-385-2727

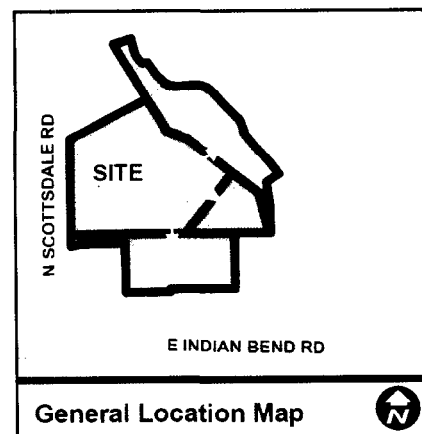
LOCATION

7171 N Scottsdale Rd

BACKGROUND

General Plan.

The General Plan Land Use Element designates the property as Resort/Tourism. This category includes resort/tourism types of land uses, and sets forth goals and policies to help Scottsdale maintain its place as the premier



local and regional resort destination. "This category is designed for hotel and a variety of resorts. They can be freestanding, or part of a master-planned development. Hotels or resorts often include some ancillary retail, cultural and recreational uses." (General Plan, Land Use Element, page 71) Generally speaking, the Resort Tourism designation is located along Scottsdale Road in this portion of the City and in North Scottsdale, where existing resort facilities are located.

Zoning.

The site is zoned R-4R/PCD. The R-4R/PCD zoning district(s) allow for a myriad of uses, primarily based around the resort/tourism industry. These would include hotel/resort, ancillary commercial and lower density housing. There is no requirement that residential housing has to be built in conjunction with a resort/hotel, but the allowable density is substantially less than the R-5 designation.

Context.

The subject parcels are located along Scottsdale Road, in the portion of the City generally referred to as Resort Row, and specifically located in the area of the City designated as the Resort Corridor. The surrounding properties are zoned a mixture of R-4R and commercial designations.

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The applicant is proposing to demolish the existing 318-room hotel and replace it with approximately 480 condominium units and approximately 22,000 square feet of commercial retail space. In order for this to be accomplished, a general plan amendment, zone change and development agreement amendment are necessary.

Key Issues.

1. Change of character in the Resort Corridor
2. Density and height of proposed project
3. Site plan and transportation issues

Development information.

- *Existing Use:* 318 room resort hotel with ancillary commercial land uses and spa facility
- *Parcel Size:* 4 parcels totaling +/- 44 Acres
- *Building Height Allowed:* 36 Feet
- *Building Height Proposed:* 50 Feet (would be accomplished through amended development standard)

Residential

- *Existing Allowable Density:* 231 Units (in existing R4-R zoned parcels) – 7.5 Units per acre (30.5 Acres)
- *Proposed Density:* 480 Units (39 Acres – all rezoned to R-5) – 12.3 Units per acre

Commercial

- *Sq. Ft. Allowed (Existing C-2):* 93,153 Square Feet
- *Sq. Ft. Allowed (Proposed C-1):* 177,000 Square Feet
- *Commercial Sq. Ft. Proposed:* 22,040 Square Feet (All C-1)

IMPACT ANALYSIS

GENERAL PLAN ANALYSIS.

The proposed change in the General Plan has impacts for several of the elements, most notably the Land Use Element. This portion of the report will discuss each element of the General Plan impacted by the proposed application.

Land Use Element:

The Land Use Element of the City's General Plan says:

"Scottsdale is the major resort center of the metropolitan area. Although not all local major resorts are located in the City, Scottsdale contains the core of specialty shopping, art galleries, and recreational facilities, and many of the cultural and sporting events that attract and sustain the local tourism industry. Preserving the quality of the City's visual environment is an important component of maintaining this industry."

Further, the Land Use Element defines the following as "values" in land use planning in the City:

- Land uses should respect the natural and man-made environment.
- Land uses should provide for an unsurpassed quality of life for both its citizens and visitors.
- Land uses should contribute to the unique identity of Scottsdale.
- Land uses should contribute to the building of community and cohesiveness.
- Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- Land uses should be balanced in order to allow for the community to provide adequate live, work, and play opportunities.
- Land uses should provide opportunities for the design of uses to fit and respect the character, scale, and quality of uses that exist in the community.

Land Use Designations:

Resort / Tourism (Existing Designation):

"This category is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or masterplanned development. Resort locations capitalize on good transportation, the physical amenities of the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community, lower density housing may be required to preserve desert

character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.”

Urban Neighborhoods (Proposed Designation):

“This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential areas. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation and to provide transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.”

Land Use Element

In that context, staff has analyzed the following goals of the Land Use Element in light of the proposed change from Resort/Tourism to Urban Neighborhoods (***General Plan Land Use Element Policy in Bold Italics Font, with staff analysis following***):

Recognize Scottsdale’s role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Staff Analysis:

The predominance of resort and tourism type land uses in this portion of the City has defined the Resort Corridor for many years, and has shaped the City’s image as a resort destination. While several resorts have opened to the northeast of the Resort Corridor (i.e., Princess, Four Seasons), the Resort Corridor remains an identifiable location destination point for visitors to the area. This impacts the City’s ability to retain its image as a regional tourist destination.

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Staff Analysis:

Defining and maintaining a balance of these important land uses is difficult. Currently, there is a trend toward creating high-end residential projects. With the major influx of residential condominium housing units in the Downtown area, and the continued expansion of suburban housing into the Sonoran desert to the north and northeast portions of the City, clearly a strong demand currently exists in the high-end housing market. This application represents the applicant’s desire to respond to that demand. Along the resort corridor there will be fewer and fewer undeveloped sites large enough for development of new resorts. Both the past and the proposed land uses are valid uses and it is ultimately a policy question about the significance that the conversion of the

property represents. In addition, consideration must be given to the potential for spillover effects on other, older resort sites similarly situated in the resort corridor.

Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Staff Analysis:

The proposed land use, as a higher density residential project, would be symbiotic with multi-modal transportation options along the City's namesake arterial and signature roadway. Generally, higher density residential projects should be sited near multiple choices for transportation modes.

Character and Design Element

The Character and Design Element of the General Plan defines the general location of the subject property as being contained within the "Resort Corridor." This area is defined as follows:

"The Resort Corridor consists of concentrations of major resort facilities along Scottsdale Road near Downtown. A variety of tourist accommodations, quality office, specialty retail, and compatible high amenity residential neighborhoods are all components."

In that context, staff has analyzed the following goals of the Character and Design Element in light of the proposed change from Tourism to Urban Neighborhoods (***General Plan Character & Design Element Policy in Bold Italics Font, with staff analysis following***):

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Staff Analysis:

The Character and Design Element further refines this concept by saying "Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area." In this case, the applicant is proposing to change the primary land use on a 44 acre parcel from a resort tourism land use to a primarily residential land use.

Historically, the resorts have been a significant component of the land use vision for Scottsdale Road. There is some concern that if a trend of converting resort/tourism uses to residential uses (i.e., the Sunspree resort), there may be other conversions of existing resorts in the future; the combination of which may erode the integrity of the resort corridor.

Ideally, revitalization of the resort properties (those in need of improvements) would include remodeling or updating the existing facilities. The General Plan allows development of a limited density residential housing in the resort designation (the existing R4-R zoning allows 7.5 du/acre). The proposed

General Plan amendment would allow higher densities than could currently be achieved.

Encourage “Streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

Staff Analysis:

The project, if built in the proposed manner, will clearly have a streetscape which would be compatible with the surrounding built environment. The Development Review Board process would require landscape treatments, decorative paving and architectural treatments that would be symbiotic with existing development.

Housing Element

The City sets forth the following “Values” for the provision of Housing:

- Housing and neighborhoods in a sustainable community.
- A community that contains a broad diversity of owner-occupied and rental housing types.
- A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections with other neighborhoods and surrounding amenities.
- Citizen involvement in the preservation and revitalization of Scottsdale neighborhoods.
- Preservation and development of high quality, safe and affordable housing to serve the people who live and work here.
- Housing that is energy efficient, environmentally sensitive and that blends with the City’s natural surroundings.
- Life Cycle housing opportunities for people to be able to live in Scottsdale throughout their lives.
- Participation in regional efforts addressing the region’s housing needs.

In that context, staff has analyzed the following goals of the Housing Element in light of the proposed change from Tourism to Urban Neighborhoods (***General Plan Housing Element Policy in Bold Italics Font, with staff analysis following***):

Seek a variety of housing options that blend with the character of the surrounding community

Staff Analysis:

The trend toward condominium construction has served to increase the type of housing options which previously were not present. As land values continue to rise, there will be increased pressure to accommodate the need for higher density projects in the urban core. The location of a higher density residential project along Scottsdale Road (or any major arterial) is the most appropriate location. If residential is determined to be the most appropriate land use for

this site, a high density residential product is the best option to blend into the urban fabric of Scottsdale Road.

Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Staff Analysis:

The higher density housing product typically found in an Urban Neighborhoods designation “generally” encourages this type of relationship. The proposed location along Scottsdale Road, a major transportation corridor, encourages multi-modal transportation options including busses, bicycles and walking to various employment centers. While this is not a “Mixed Use” proposal, the subject site is comparatively close to adjacent employment centers to fulfill the intent of this provision.

Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Staff Analysis:

The principal issues contained in this goal of the Housing Element relate to encouraging the creation of non-urban sprawl housing opportunities and provide a range of housing product types. The proposed location along Scottsdale Road, a major transportation corridor, encourages multi-modal transportation options including busses, bicycles and walking to various employment centers. The proposed housing type is appropriate at this location as it allows potential residents a choice to live in an urban setting along a major arterial roadway with close access to amenities in both the Downtown area and the Resort Corridor. Further, being close to multi-modal transportation choices allows for flexibility and independent living options which might not be available at a more suburban site.

Economic Vitality Element

The Economic Vitality Element of the General Plan discusses that “the importance of a healthy, vibrant economy to Scottsdale’s lifestyle and identity cannot be overemphasized.” To that end the Economic Vitality Element of the General Plan sets forth policies which establish and continue trends in making Scottsdale an attractive place to conduct business; a key tenet of which is the resort/tourism business. Goal #1 of the Economic Vitality Element says:

Sustain and strengthen Scottsdale’s position as a premier international and national tourism destination and resort community.

Staff Analysis:

The economic concerns about the proposed project and the potential loss of existing hotel rooms fall into a number of areas. First, tourism is one of the

most important industries in Scottsdale -- employing about 15% of the workforce, accounting for about 20% of total City sales tax revenues, and responsible for about \$2.6 billion in total economic activity in the community. The loss of one hotel property may not necessarily create a major impact on the trend for converting older resort properties to residential uses, but could cause concern if the trend continues in the future. The City is seeing significant new hotel development activity (i.e., the W Hotel, Valley Ho, Ritz-Carlton) in the general vicinity.

There are concerns that the loss of this sales and bed tax revenues could be significant. The proposed project, even though it is primarily residential, is dense enough such that the City will receive a revenue stream from it comparable to what the resort was providing (i.e., no net change). Additionally, the new capital investment in this area will send a positive message and may stimulate additional revitalization in this area.

Cost of Development Element

The Cost of Development Element begins with "The City of Scottsdale has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the provision of infrastructure and public services and facilities."

Staff Analysis:

The applicant will be responsible for all related infrastructure improvements, as necessary, to build the proposed project.

Applicant Submitted Warnick Report Analysis:

The applicant submitted an economic analysis of the proposed project, dated July 8, 2005, from the Warnick Company. This analysis identified several issues and concluded that the loss of the subject property would not "have a negative impact on future bed tax collections." It further suggested that most properties in a similar situation are redeveloping in some manner or will continue to lose market share and will eventually fail. Some are redeveloping with massive "makeovers" to the existing hotel facility, some are redeveloping into hybrid properties involving both hotel and residential products and some are completely changing land uses, generally to a residential use. The Warnick Report found as follows:

(Paraphrased; the complete report is attached as Attachment 13):

- The existing hotel (Radisson) was positioned in the lower quartile of the hospitality market,
- The existing hotel was in below-average condition when it closed,
- The existing hotel was not in a market position to a demand generator on its own,
- The existing hotel was a relatively small portion of the overall Scottsdale lodging market,
- A significant number of the hotels in the Scottsdale lodging market have completed, or are in the process of completing renovation and expansion projects and will continue to see improved occupancies as a result of the

closed subject hotel,

- Properties which are not renovated or expanded will lose market share,
- Lower performance of older properties will generally drive down the occupancies of the overall market,
- Success breeds success, and the elimination of lower end hotels (similar to the subject property) will strengthen the high end market share in this area,
- Scottsdale is poised for continued growth in the foreseeable future; and related growth in revenue and bed tax generation should overshadow any impact brought on by the closure of the subject property, and
- High end residential at the subject site will create a new affluent residential base in the heart of the resort corridor.

Staff Analysis:

The report indicates several things which seem intuitive. The Resort Corridor and parcels in relative proximity to the Resort Corridor are a highly sought after location in the hospitality market, as evidenced by the major renovation or construction of the Ritz Carlton and La Posada resort sites in Paradise Valley, and several smaller boutique hotels which are being constructed. The report also suggests that older resort properties must either reinvent themselves, or will continue to lose market share.

The report suggests that resort and hotel concepts are viable in these types of locations, and that “most” properties in a similar condition are redeveloping or changing land uses to be principally a residential land use; and concludes that the loss of the subject hotel will not have a “negative impact on future bed tax collections.” This seems to be an accurate statement based on the information provided in the report. If older hotels drag down the overall visitor experience and collective market share of the Resort Corridor, then the loss of the lower end hotels will have a positive impact on the overall lodging market in the area.

General Plan Amendment Conclusions:

The General Plan Amendment request for a change from Resort/Tourism to Urban Neighborhoods may change the character and feel of the area. If the trend continues, the revitalization of other older resorts may be less attractive when compared to the high value of condominium/townhouse residential development. Staff has analyzed this matter in terms of a “compelling” reason to “change” the plan, and finds that there are both positive impacts to the City’s Land Use plan and potential negative impacts. Overall, the project will provide reinvestment in the area, and will generally be beneficial. Staff, therefore, supports this application.

ZONING ANALYSIS.

The applicant has applied for an R-5/PCD designation on 39 acres of the site, with just over 5 acres of C-1/PCD zoning, all of which will front Scottsdale Road. The request would rezone the bulk of the site, including approximately 11 acres of Open Space (O-S) zoned land in the Indian Bend Wash to R-5. The applicant has also proposed to immediately dedicate the rezoned Open Space land as permanent open space.

Amended Development Standards:

The applicant has proposed to amend the development standards to allow 50 feet in overall height on the site. The R-5 zoning district allows 36 feet as a maximum height for the district.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the 50-foot maximum height would be appropriate for the area, with the site plan currently proposed. The 50-foot tall buildings are located in the middle of the site, a substantial distance from either Scottsdale Road or the Indian Bend Wash. Several similar projects in the R-5 zone throughout the City have amended their development standards to allow some additional height.

Conformance to the Site Plan:

The applicant has proposed to stipulate approval of the proposed site plan as a portion of their rezone request.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the site plan is appropriate on the site. The commercial buildings fronting Scottsdale Road will be approved through the Development Review Board to guarantee compatibility with the surrounding built environment. The residential structures appear to be well sited on the parcel.

Amendment to the Development Agreement:

The applicant has proposed to amend an existing Development Agreement which runs with the land on the subject property. The Development Agreement was put into place originally in 1998 to restrict the land uses for a portion of the site to hotel, ancillary commercial and conference facility type land uses. In 2001, a different Development Agreement was adopted which allowed residential land uses on the portion of land which is now the Traviata Condominium project to the southeast of the subject site. The remainder parcel of land (still on the Radisson site) is bound by the original 1998 Development Agreement and limited to the non-residential land uses listed above. In order for a residential-only project to be approved, an amendment to that agreement between the City and the landowner would need to be processed.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the amendment is appropriate.

PCD Amendment

Under the provisions of the PCD zoning district, the applicant must submit a

development plan, which indicates all of the designated areas for the various land uses, and defines how the plan works with the natural topography and resources of the land. The subject site is located in the McCormick Ranch Planned Community Development (PCD). This is attached to this report as Attachment 14.

Staff Analysis:

The proposed site plan will integrate the goals of the McCormick Ranch Planned Community Development development plan. The relationships of residential and commercial uses, and relationship of the open space along the Indian Bend wash are important issues in this case, and the application demonstrates that the change in underlying zoning will be consistent with the overall development program for McCormick Ranch. Further, the ordinance requires that analysis be conducted by the City and findings made by the City Council which act to maintain the desirability of residential areas. Staff has analyzed this project and finds that the spirit and intent of the McCormick Ranch Planned Community Development plan has been satisfied. In addition, the President of the McCormick Ranch Homeowners Association has sent a letter generally supporting the proposed project.

Impact Analysis

Traffic.

The approval of the rezoning request Resort Residential (R-4R) and Central Business District (C-2 PCD) to Multiple Family Residential District (R-5 PCD) and Neighborhood Commercial District (C-1 PCD) will result in an estimated 3,788 daily trips, with 269 trips generated during the a.m. peak hour and 324 trips generated during the p.m. peak hour.

Capacity calculations indicate that the signalized intersection of Scottsdale Road and Indian Bend Road will deteriorate from acceptable levels of service in 2006 to poor levels of service in 2010 with the addition of background traffic growth and site generated traffic. The analysis includes traffic expected to be generated by the development of the property on the southwest corner of the intersection.

The main site driveway on Scottsdale Road, which aligns with Hummingbird Lane in Paradise Valley, will operate with poor levels of service for the stop controlled side streets. This is typical for unsignalized intersections on arterial streets during the peak hours. The addition of the site-generated traffic will only increase this delay. Drivers may choose alternative access routes during peak traffic periods to avoid this delay. One option for this site would be to utilize the traffic signal at the Seville driveway; however, the layout of this driveway is not designed to accommodate a large queue of vehicles, and the route a driver would navigate from the condos to the signalized intersection is circuitous.

The additional site generated traffic may result in the main site driveway intersection meeting one or more of the warrants for installation of a traffic signal. The intersection level of service improves to acceptable levels with the installation of a traffic signal; however, the resulting traffic signal spacing on this section of Scottsdale Road would be less than the preferred half-mile spacing (approximately one-eighth mile between the Indian Bend Road, Seville

driveway, and main site driveway/Hummingbird Lane signals). The alternative (if the project is approved), however, is that there would be 480 new condominium units, with 22, 000 square feet of commercial development, without the ability to turn southbound at a signalized intersection. During peak times, this would create potential traffic concerns with motorists crossing Scottsdale Road across the unsignalized intersection. The Traffic Impact Mitigation Analysis (TIMA) indicates that a signal may be warranted, saying "It is recommended that the traffic signal warrant analysis be re-examined once the Artesia development is constructed to determine the actual need for a traffic signal." Staff has added a stipulation requiring the developer to pay for the construction of this signal if it is warranted. Additionally, the Traffic Impact Analysis indicates that a right turn deceleration lane for northbound traffic into the site is warranted, and has stipulated this improvement accordingly.

Parking.

Parking for R-5 projects are based on bedroom counts, and so the actual numbers may fluctuate. Staff has prepared a preliminary analysis to make sure that the proposed project will have enough flexibility to meet their required parking. With the current submittal, 1,069 spaces are required and 1,283 are provided.

Water/Sewer.

Any change in zoning requires an analysis of infrastructure needs for the project. The City generally deals with the basis of design documents at the Development Review Board phase of the project entitlement. As such, staff has analyzed the proposal and generally finds that the project would have adequate water and sewer to meet the needs of the project, subject to further study and design.

Police/Fire.

The project will be designed to accommodate all fire code regulations and necessary access for all safety personnel. Generally speaking, the project complies with these requirements, and will be refined with the Development Review Board application.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application.

Policy implications.

Should the General Plan designation be changed from Resort/Tourism to Urban Neighborhoods, an R-5 zoning designation is an appropriate zoning classification in the Urban Neighborhoods designation. R-5 projects are generally high density and located near major arterials providing multiple modes of transportation. Other than the site plan (which is proposed to be stipulated to as a function of this application), the remainder of the development standards and architectural issues would be reviewed by the Development Review Board at a later date.

Community Involvement.

The applicant conducted a public outreach effort and held an open house meeting. The submitted materials are provided for the Commission's review

as Attachment 9 to this staff report. The open house was attended by 17 people. Staff has received phone calls, both in favor and against the proposed application. All written materials received are provided in Attachment 9.

Concerns expressed are:

- Loss of the hotel
- Change in corridor area.

Support expressed included:

- Glad the property is being revitalized
- Positive response to proposed land use and site plan.

Staff Recommendation.

Staff recommends approval of the proposed application, subject to the attached stipulations.

**OTHER BOARDS AND
COMMISSIONS**

Planning Commission.

The Planning Commission heard these cases on September 14, 2005, and recommended approval of the General Plan Amendment and the rezoning, 7-0 on the expedited agenda.

RECOMMENDATION

Approval, subject to the proposed stipulations.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

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APPROVED BY



Randy Grant
Chief Planning Officer

10/12/05

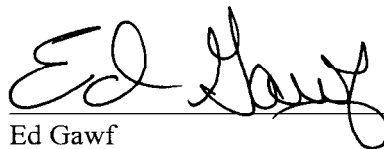
Date



Frank Gray
General Manager Planning & Development Services

10.19.05

Date



Ed Gawf
Deputy City Manager

10/19/05

Date

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Existing Land Use Map
4. Resolution No. 6742
Exhibit 1. Proposed Land Use Map
5. Ordinance No. 3646
Exhibit 1. Stipulations
Exhibit 2. Zoning Map
Exhibit 3. Amended Development Standard
6. Resolution No. 6750
- 6A. Exhibit 1. Amended Development Agreement No. 980132-A2
7. Additional Information
8. Traffic Impact Summary
9. Citizen Involvement
10. City Notification Map
11. September 14, 2005 Planning Commission Minutes
12. Site Plan
13. Warnick & Company Report, dated July 8, 2005

INTRODUCTION

This narrative description provides the analysis necessary to demonstrate compatibility and compliance with the guiding principles of the City of Scottsdale's General Plan necessary to process a minor amendment to the General Plan from Tourist Accommodations and Resorts to Urban Neighborhood on approximately 44 acres of real property located at 7171 N. Scottsdale Road (the "Property"). Finally, this narrative includes a discussion regarding the companion zoning case filed in conjunction with the minor general plan amendment, a request to rezone the Property from R-4R PCD and C-2 to C-1 PCD and R-5 PCD.

The Property, bounded by the McCormick Ranch golf course to the east, the Traviata condominiums and Scottsdale Seville shopping center to the south, the Plaza Resort to the west and the Scottsdale Center commercial offices to the north, is currently developed with a Radisson Resort and a spa use.

The Property is within the McCormick Ranch PCD, the Resort Corridor Character Area and the McCormick Ranch Character Area. Each of these Character Areas provides a brief overview of the study area and a discussion of the Character Features and Elements pertinent to each. This narrative provides additional analysis demonstrating compatibility with each of these planning sub-areas and the General Plan.

This General Plan analysis is divided into six (6) sections and addresses, in terms of land use, how the proposed Artesia development will exist in harmony with the City's Guiding Principles of:

- A) Value Scottsdale's Unique Character and Lifestyle
- B) Support Economic Vitality
- C) Enhance Neighborhoods
- D) Open Space
- E) Seek Sustainability
- F) Advance Transportation

Additionally an analysis is provided of the proposed mix, location and intensity of land uses demonstrating that the proposed development is consistent with the Urban Neighborhoods land use designation and both the C-1 zoning district and R-5 zoning district with amended development standards.

GUIDING PRINCIPLES

A. Value Scottsdale's Unique Character and Lifestyle

i. Character and Lifestyle

This guiding principal dictates, from its' vision statement, that Scottsdale promote quality development and redevelopment above the norm in terms of aesthetic composition and sustainable durability. Further, a balance is to be struck that respects natural desert settings and historically significant structures and neighborhoods.

The Property, according to the General Plan, is described as being part of an Urban Character Type or Urban District, which contains higher density residential, non-residential and mixed use neighborhoods. The General Plan specifically identifies The Resort Corridor (within which the Property is located) as consisting of concentrations of a variety of high-amenity residential, specialty retail, quality office and recreational uses. Tourist accommodations are also a component of an Urban District. The proposed development plan is complimentary to the defined uses within the Urban District.

Goals and Approaches

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The existing Radisson Resort was developed in the mid 1970's and consists of 318 rooms and amenities to include tennis, swimming and a 20,000 square foot spa that is open to the public.

Clearly the surrounding area supports the proposed development plan by complimenting the existing medium density residential base in the area, providing self-contained and integrated (on-site) neighborhood retail amenities for the Artesia residents and offering live/work space within the project.

Interestingly, the Urban Neighborhoods land use designation includes most of the same land uses and land use relationships as the Resort Corridor Urban District demonstrating that the proposed development plan is as appropriate as the resort use even under the Resort and Tourism General Plan designation.

The Property is neither historically significant nor distinguished as a Sonoran desert land form and accordingly the proposed development plan satisfies the first Goal and Approach enumerated in valuing Scottsdale's unique character and lifestyle.

2. *Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community,*

The second Goal and Approach to preserve Scottsdale's unique character and lifestyle refers primarily to the design review element required by the City for commercial development. For the purposes of this minor general plan amendment, it is implied that the project will be reviewed by City staff and the Development Review Board.

The myriad Character District and Character Area maps within the General Plan identify the property as both suburban and resort corridor. The General Plan designates the Property as a Suburban Character Area defined as containing medium density residential that includes a variety of commercial and employment centers. The proposed development plan conforms to the stated Character Area within the General Plan.

3. *Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.*

The third goal is to identify and preserve historic, cultural and archeological resources. The existing condition of the Property does not include these important elements and therefore, any change in the land use designation of the Property is not in conflict with this goal.

4. *Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.*

The fourth goal is to encourage streetscapes that promote the City's visual quality/character and blend into the surrounding area. The property is designated as Suburban on the Streetscape Map and recognizes substantial traffic flows to be mitigated by a separation of vehicles and pedestrians.

Given the location of the Property and the surrounding streetscape, which includes significant commercial land uses fronting Scottsdale Road, separated by landscaped set-backs and parking, the proposed development plan meets this goal. Additionally, the mixed-use, live, work, play concept inherent in the development plan supports the streetscape and circulation goals defined in the General Plan by providing a separation of pedestrians from traffic flow and concentrating live/work/play activities on site, both objectives of the Suburban Character Area as defined by the General Plan.

5. *Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of the people who live or visit Scottsdale.*

The sensitive site planning and building architecture celebrates the goal expressed above. Additionally, public art will be incorporated into the development.

6. *Recognize the visual significance that landscaping has upon the character of the community and maintain standards that result in the substantial, mature landscaping that reinforces the city.*

Through the design review phase, the development plan will comply with this goal and the built environment will reflect a quality greater than or equal to the surrounding existing built environment.

7. *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.*

The proposed development plan will comply with this goal.

In summary, the Property, located within the Resort Corridor and identified by the General Plan as an Urban District will continue to value Scottsdale's unique character and lifestyle if re-designated from Resort/Tourist to Urban Neighborhoods and developed with the uses and intensities/densities proposed.

ii. Land Use

The second element of the Character and Lifestyle guiding principle is Land Use. "Scottsdale is first and foremost a residential community..." claims the vision statement of the land use section of the General Plan. Visual, aesthetic, social and economic factors should compliment one another in considering land use designation changes. Given the similarities between the Resort/Tourist designation and Urban Neighborhoods designation in the Resort Corridor Urban District, many of the proposed land uses are supported by both designations, including retail.

Specifically, comparing the existing resort land use and the proposed mixed-use, residential, minor retail and live/work development plan, Scottsdale's Land Use Element identifies seven (7) values to determine if a proposed change in the land use will have a substantial impact upon the balances of land uses in the City as a whole.

- 1) Land uses should respect the natural and man-made environment.
- 2) Land uses should provide for an unsurpassed quality of life for both its citizens and visitors.
- 3) Land uses should contribute to the unique identity that is Scottsdale.
- 4) Land uses should contribute to the building of a community unity and cohesiveness.

- 5) Land uses should work in concert with the transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- 6) Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities.
- 7) Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

1) The existing resort land use presumably has taken advantage of the existing O-S-PCD zoned parcel located immediately adjacent to the property and which supports an open space area adjacent to the McCormick Ranch Golf Course. This man made amenity otherwise preserves natural open space that will be maintained and will continue to offer residents of the city a meaningful open space experience.

2) While the existing resort may or may not provide unsurpassed quality of life experience for Scottsdale citizens and visitors, the proposed redevelopment of the site will clearly elevate the quality of the built environment on the 44 acre parcel while complimenting the existing land uses in the vicinity.

3) Clearly the proposed live-work units integrated into the site plan as a transitional land use between the minor retail and residential component of the site plan creates what is a unique mix of land uses not otherwise seen in this suburban core in the City. This mix of land uses to include medium density residential, live/work units and integrated neighborhood retail provides the opportunity for architectural quality and sensitivity to design that has contributed to Scottsdale's unique identity.

4) An analysis of land uses in both the immediate and larger vicinity suggests that owner occupied residential can be a superior land use element in building a community. The Scottsdale Seville office and retail development with approximately 100,000 square feet of specialty retail and restaurants and approximately 80,000 square feet of office at 36 feet in height immediately south of the Property, as

well as the Scottsdale Center, with approximately 250,000 square feet of office to the north of the Property, the opportunity exists for the integration of residential land uses and commercial land uses. Additionally, with the existing resort located at the northwest corner of Scottsdale Road and Indian Bend Road, in the Town of Paradise Valley and, with the proposed resort forthcoming on the southwest corner of Scottsdale and Indian Bend Road, the resort corridor will be maintained and enhanced.

5&6) Clearly, the opportunity to live, work and play within the same area is a benefit to the City and relieves the transportation system of unnecessary trip generation. By locating housing stock in close proximity to commercial office, commercial retail and resort services, the opportunity for employees to travel to work by means other than an automobile is increased. Additionally, the ability for residents to shop and/or dine out without driving is further enhanced.

7) The character of this area appears to be in transition and a re-examination is appropriate relative to the character and quality of uses that exist in the community. In the 1970's when this area was zoned for resort development, it was largely rural in character and well outside of Scottsdale's downtown. This area is no longer rural in character and in fact is a suburban buffer between the more intense downtown uses and the less dense northern part of the City.

Most of the resort development in the City has since occurred in the north to take advantage of upper sonoran land forms. The type of hotel development that has occurred in Scottsdale in the last five years has been oriented to the new business traveler with a urban resort experience that is now found in downtown Scottsdale with the addition of the W Hotel, the Valley Ho and the James Hotel.

B. Support Economic Vitality.

Economic competitiveness and prosperity means supporting a quality of life that is distinctive among Valley communities. The competing needs of residents and businesses will be balanced so that neighborhoods are protected and enhanced while business districts are competitive and attractive.

The Vision Statement found in the Economic Vitality Section of the General Plan identifies the significance of four elements including tourism, retail, employment and revitalization. The conclusion section of the economic vitality section of the General Plan recognizes that the community must establish a balance and manage the complexities of the new economy. Scottsdale's land use planning must be agile enough to respond to the dynamic needs and the demands of a new economy. The intent of the economic vitality element of the General Plan is to encourage development that will sustain the community and that emphasizes compatibility, diversity, growth and flexibility.

The Goals and Approaches portion of the Economic Vitality Section of the General Plan begins by commenting on the importance of sustaining and strengthening Scottsdale's position as a tourism destination and resort community. Clearly it is incumbent upon the City to maintain the adequately designated land use stock to support resort and tourism facilities in the areas of the City that are appropriate and considered desirable by the market.

It is recognized that diversity and high quality is required in the lodging industry and that resorts should cater to specific markets or sub-markets. Specifically regarding the Property, the market has indicated that those elements identified in the General Plan to support tourism at this location are not being satisfied.

The goals and approaches outlined in the General Plan for economic vitality continue by mandating that a high level of diverse quality retail and entertainment activity should be encouraged. Development of retail opportunities, especially those that are unique to Scottsdale and compliment other mixed use opportunities should be supported.

A diversity of businesses that contribute to Scottsdale's tax base both in sales and property taxes are important to the City's economic vitality. While the City does enjoy transient taxes from the existing resort use on the Property, the proposed 480 dwelling units and 21,000 square feet of commercial retail space will replace the revenue loss from the resort use and corresponding transient taxes.

Economic vitality is further enhanced by supporting economic activities and employment opportunities that are compatible with Scottsdale's lifestyle. The proposed Artesia Project includes a unique component of work/live units that will support a major sector of the new economy that is technology based and allows a worker to both live and work in the same space. This cutting edge work force will clearly benefit from the close relationship of retail intended to support the Artesia community and the residential amenities associated with the community that include open space, pools, clubhouses and other activities all self contained in the same development.

Finally, the Economic Vitality section of the General Plan establishes that the long term economic well being of the City and its citizens is reinforced by redevelopment and revitalization efforts.

The existing resort land use on the Property, as a viable economic entity, is no longer the highest and best use of the Property and, as stated in the Goals of the General Plan, redevelopment of the Property is in the best interest of both the owner of the Property and the City. The proposed Development Plan would entirely revitalize the site and integrate both medium density residential, retail and live work space in a vibrant new mix to support the economic vitality of the City.

C. Enhance Neighborhoods.

Stability, long term attractiveness and economic integrity are qualities that are emblematic of Scottsdale's vision to preserve and protect neighborhoods.

The goals and approaches enumerated in the General Plan under Neighborhoods include 1) to enhance and protect diverse neighborhoods so that they are safe and well maintained; 2) use redevelopment and revitalization efforts to provide for the long term stability of Scottsdale's mature residential and commercial neighborhoods; 3) sustain the long term economic well being of the City and its citizens through redevelopment and neighborhood preservation and revitalization efforts; and 4) preserve and enhance the unique sense of neighborhood found in the diverse areas of Scottsdale through neighborhood conservation; and 5) promote and

encourage context new development in established areas of the community.

The Property, located within the McCormick Ranch PCD (which was created in 1971) has for the last 35 years has been a part of the evolution of the City of Scottsdale. Clearly the Property can be characterized as an element of a mature neighborhood with unique fringe relationships and a unique site for revitalization.

The introduction of new owner occupied residential units into the McCormick Ranch PCD helps to enhance and protect neighborhood diversity. Owner occupied housing at the level of quality that is proposed, is an important factor in sustaining and maintaining a high level of quality in the McCormick Ranch neighborhood.

This development plan also uniquely integrates local, neighborhood retail intended to serve the residents of the community.

Finally, context appropriate new development is supported in established areas of the community by the General Plan. The General Plan encourages new development in existing areas of Scottsdale. The General Plan promotes the use of existing infrastructure as an incentive to promote revitalization.

D. Open Space.

Scottsdale's General Plan recognizes the importance of respecting and managing its open space resources and recreational amenities in a manner that sustains and protects the natural environment. It further recognizes the balanced approach to planning recreational resources for the enjoyment of all of its citizens in developing a sustainable community.

While the Property is located in a more mature suburban area of the City, it is the beneficiary of being adjacent to a significant parcel of land zoned as open space pursuant to the McCormick Ranch PCD. This substantial open space is located between the existing McCormick Ranch Golf Course and the Property and provides an incredible open space amenity for recreation and integration of

appropriate land uses like the residential one proposed in the development plan.

The proposed development and sensitive site design satisfies the goals and approaches enumerated within the General Plan by providing the opportunity for residents in Artesia to participate in the comprehensive open space program which was developed to respond to the public and to deliver a high quality experience unique to the City. A great effort has been made in this part of the City through the Indian Bend Wash Project and the McCormick Ranch PCD to create an environment where residents can enjoy the open space amenities of the city.

Again, remembering that the number one goal in the City's Land Use Section of the General Plan is to be a residential community, the proposed development and land use represents an extension of this ideal and provides an integration of all of the General Plan elements related to open space and recreation.

As a revitalization project in the older part of the city, there are not as many viable opportunities for substantial open space or natural area dedications to be made in the City unlike in the north and in areas adjacent to the McDowell Mountains.

Clearly, with the City's efforts to acquire Preserve land in the northern part of the City resorts, new residents like the Four Seasons have made the choice to locate in the north. The General Plan as a guiding document with its myriad criteria, values, goals and approaches establishes an extensive test to determine the appropriateness of a land use and clearly in regards to each of the sections previously discussed herein, the Artesia project satisfies all of the standards.

E. Seeks Sustainability.

Sustainability is the byproduct of three elements identified in the General Plan. 1) cost of development, 2) growth areas, 3) public services and facilities.

As a redevelopment project on what is an infill parcel, the real economic cost of redevelopment on the site is nominal. In 1995 the City of Scottsdale hired Tischler & Associates to perform an economic and impact analysis for a projected 20 year growth period. This study concluded that growth and development of Scottsdale pays for itself via inspection fees, increased sales taxes, property taxes, high valuation of construction and development exactions. In this instance, new sales and property taxes are created as a result of the proposed development and, an appraisal of the property completed on April 22, 2004 indicates that the proposed Artesia Development is valued at \$37,200,000, which is \$5,100,000 higher than the current appraised value of the Radisson Resort.

Sustainability also refers to utilization of existing public and municipal resources. 480 new housing units in the north part of the City would potentially place an additional burden on police, fire, schools and physical infrastructure. By locating these 400 units in an existing mature established area, existing fire and police service are readily available to provide public safety and, if this area continues to mature and its average age of resident's increases, local schools have the capacity to absorb the student population anticipated within Artesia, thereby sustaining the school district.

Finally, growth areas and public services and facilities are discussed in the Sustainability Section of the General Plan and, as previously stated, as a revitalization project on an infill parcel, the cost of providing services are less than those costs that would be associated with a similar development in the northern part of the city.

F. Advance Transportation.

Advancing transportation is characterized by community mobility. The General Plan recognizes that there should be a diversity in mobility systems that match the character and lifestyle of the different areas in the community. The integration of live-work units and local retail will also reduce vehicle miles traveled.

GENERAL PLAN AMENDMENT CONCLUSION

The Property, even under its existing General Plan designation could be developed with residential land uses at approximately 8 dwelling units per acre and commercial retail uses. Given the evolution of the City in this area, the proposed development plan satisfies and may in fact exceed the goals of the General Plan as compared to the existing resort use.

Given the existing C-2 zoning districts surrounding the property, with the existing spa site (also zoned C-2) being fully internalized without street frontage, the proposed development plan better achieves the goals of the General Plan by integrating live/work/play space both internally and in the context of the adjoining land uses. Medium density residential (already developed on the south boundary of the site) supports the adjoining land uses better than the current resort use. And, with approximately five acres of the Artesia site being developed with commercial retail uses representing +/- 11 % of the overall site; Artesia reflects the General Plan goal of an Urban Neighborhood.

C-1 and R-5 REZONING & PCD AMENDMENT

While the land uses proposed within the development plan are permitted under the existing R-4R PCD and C-2 zoning on the Property, a modest increase in residential density and site planning necessitates rezoning the Property to R-5 PCD (Multiple-Family Residential District) and C-1 PCD (Neighborhood Commercial District) with a Planned Community District amendment.

The C-1 and R-5 zoning districts are permitted under the Urban Neighborhoods General Plan designation and establish the permitted uses and development standards necessary to implement the proposed development plan while ensuring that the development maintains the scale already well established in the area.

The portion of the Property to be rezoned to C-1 PCD is set back approximately 110 feet from Scottsdale Road and is separated from the adjacent retail and office development to the south

(Scottsdale Seville) by existing residential. This separation helps internalize the retail component, reduce massing along Scottsdale Road and re-enforce the overarching residential character of the development.

The C-1 zoned portion of the Property will be developed with commercial uses intended to support the Artesia community. Accordingly, no drive thru restaurants are permitted and many services are restricted to 2500 square feet of floor area. Additionally, where 177,724 square feet of gross floor area is allowed, 22,040 square feet or just 12% is proposed.

Four sided architecture will be utilized to integrate the commercial retail buildings into the larger residential development and to de-emphasize their relationship to Scottsdale Road. Vehicular parking is de-emphasized with pedestrian paths strongly tying the retail uses into the residential community. Development within the C-1 zoning district will meet or exceed all of the development standards established in the Zoning Ordinance.

The larger element of the rezoning applications is for the remaining +/- 33 acres to be rezoned from R-4R PCD to R-5 PCD with amended development standards. The PCD is intended to achieve land development patterns that maintain and enhance the physical, social and economic values of an area. Correspondingly, a combination of residential types, commercial and public uses are intended to be arranged using modern planning principles and development techniques. The PCD provides for amended development standards to be approved by the City Council where deemed appropriate and supportive of larger development and community goals.

Given the decline of the Property as a resort use and the inevitable redevelopment of the Property as residential, this rezoning request amends the maximum building height permitted in the R-5 district from 36 feet to 50 feet (including mechanical) in order to revitalize the Property without sacrificing the open, suburban character of McCormick Ranch. In consideration of the increased building height, increased open space and set backs are proposed. This transfer of building mass is mitigated by substantial landscaped

open space, the internalization of the taller building elements and an architectural pallet commensurate with the McCormick Ranch / Gainey Ranch communities.

In addition to substantially under-developing the commercial retail component of the project, the proposed residential density of 12.6 dwelling units per acres is nearly half of the maximum 23 dwelling units allowed by right. The R-5 zoning districts mandates that the residential portion of the project provide 364,969 square feet of open space. By transferring density vertically (thus the 50 foot maximum building height) 1,047,269 square feet, or 24 acres, of open space is being provided. Thus, nearly three times the required open space is being provided. Not only does this monumental open space "grant" justify the increased building height but further establishes the appropriateness of the Urban Neighborhood General Plan amendment.

Even in the absence of a substantial reduction in density and an overwhelming dedication of open space, the increased building height proposed on the Property makes sense when examined in the context of the surrounding built environment. First, the tallest elements of the Artesia development are oriented in the center of the Property with building heights transitioning downward toward the perimeter of the Property. At the edges, the Scottsdale Seville mixed use development has commercial office space fronting Indian Bend road at 36 feet in height. Additional office development in the area is also built at 30 feet plus mechanical equipment and permitted by right up to 36 feet.

REZONING & PCD AMENDMENT CONCLUSION

The rezoning of the Property will facilitate the development of 480 dwelling units and approximately 22,000 square feet of commercial retail space on +/- 44 acres. By right, under the current R-4R zoning, 331 dwelling units could be developed and an equal amount of commercial retail if integrated into a resort use.

The proposed rezoning will provide building set backs of up to 96 feet where zero (0) would be required in the R-5 zoning district and up to 220 feet in the C-1 zoning district, again, where zero (0) is

required. An amendment to the R-5 development standards for building height is proposed to allow vertical density and to preserve substantial, additional meaningful open space. In consideration of 14 additional feet of building height (including mechanical), 1,047,269 square feet, or 24 acres, of open space will be provided – three times the required amount.

Given the principles and goals of the Planned Communities District, the current built environment, the proposed development plan, the evolution of Scottsdale in the vicinity of the Property and the stated goals of the General Plan, this request not only complies with the underlying planning principles but in fact exceeds them when compared to the existing resort use.

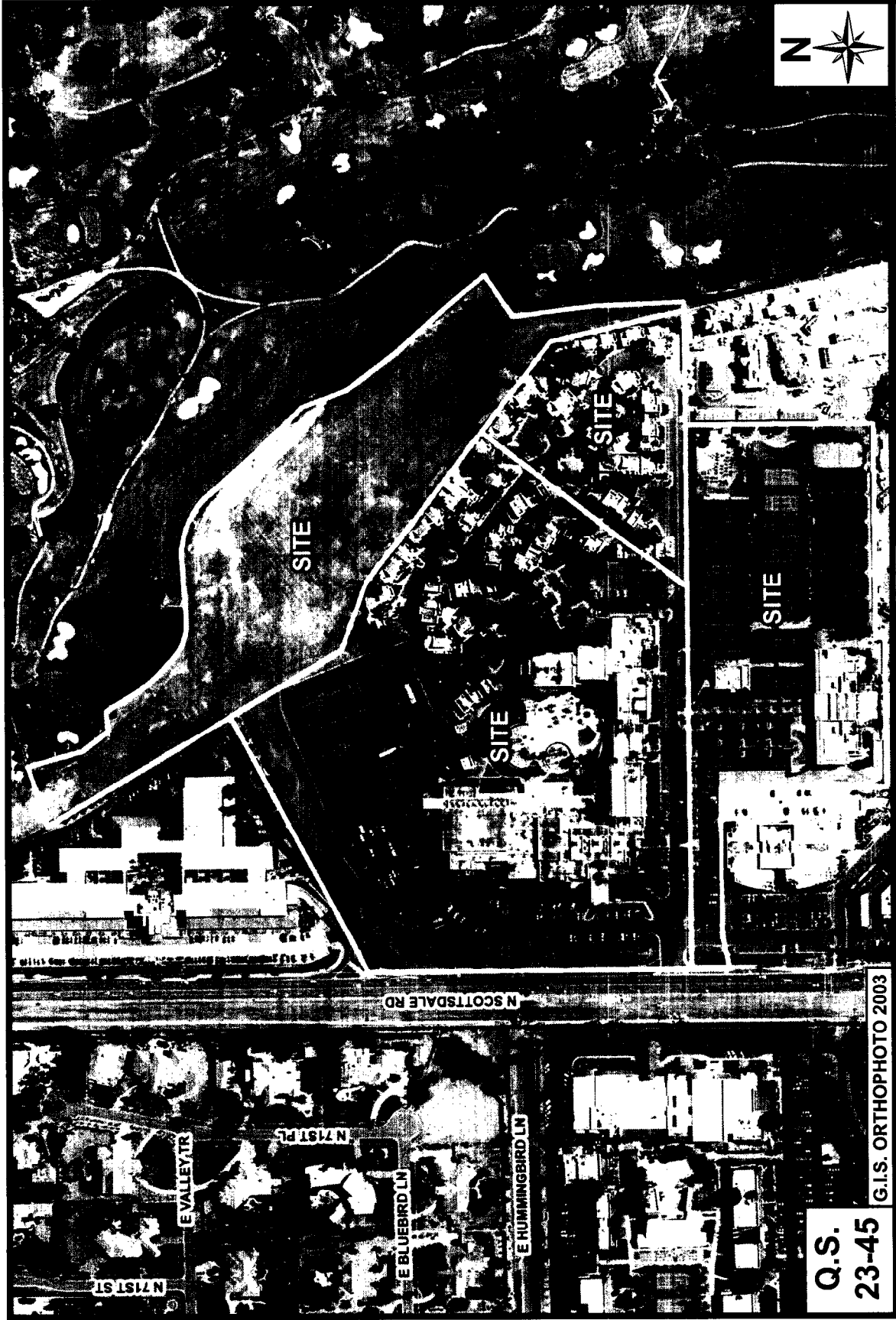
Additionally, the myriad market forces that undermine the continued success of the resort use demand that the Property be redeveloped in some way. This request balances the needs of the city and the community with superior architecture, amenities, three times the required open space, and land uses.



1-GP-2005 / 2-ZN-2005

Artesia

ATTACHMENT #2

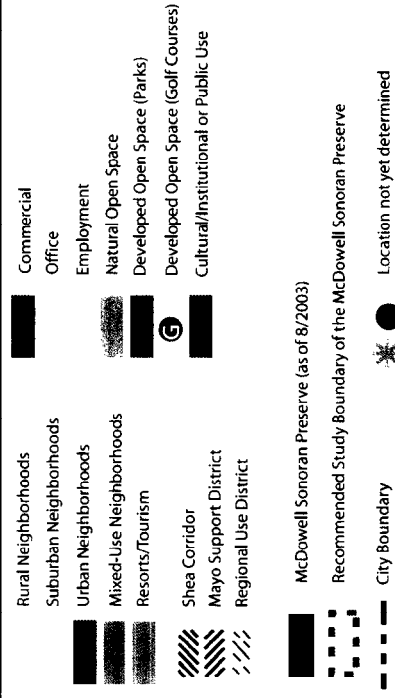


1-GP-2005 / 2-ZN-2005

Artesia

ATTACHMENT #2A

General Plan (Existing)



1-GP-2005 /
2-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

RESOLUTION NO. 6742

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM CATEGORY RESORTS/TOURISM TO CATEGORY URBAN NEIGHBORHOODS FOR PROPERTY LOCATED AT 7171 N. SCOTTSDALE ROAD.

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission has held a hearing on September 14, 2005 concerning the General Plan Amendment; and

WHEREAS, the City Council, has held a public hearing on November 1, 2005, and has incorporated, whenever possible, the concerns expressed by all interested persons; and

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use, Element for the City of Scottsdale, for the property located at 7171 N Scottsdale Road from Category Resorts/Tourism to Category Urban Neighborhoods.

Section 2. That the above amendment is described in Case No. 1-GP-2005 (relating to zoning case 2-ZN-2005) and on Exhibit 1 attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 1 day of November, 2005.

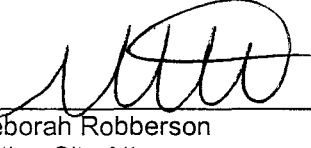
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

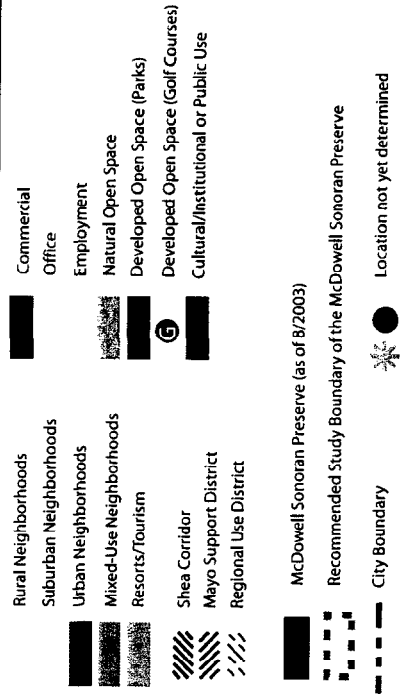
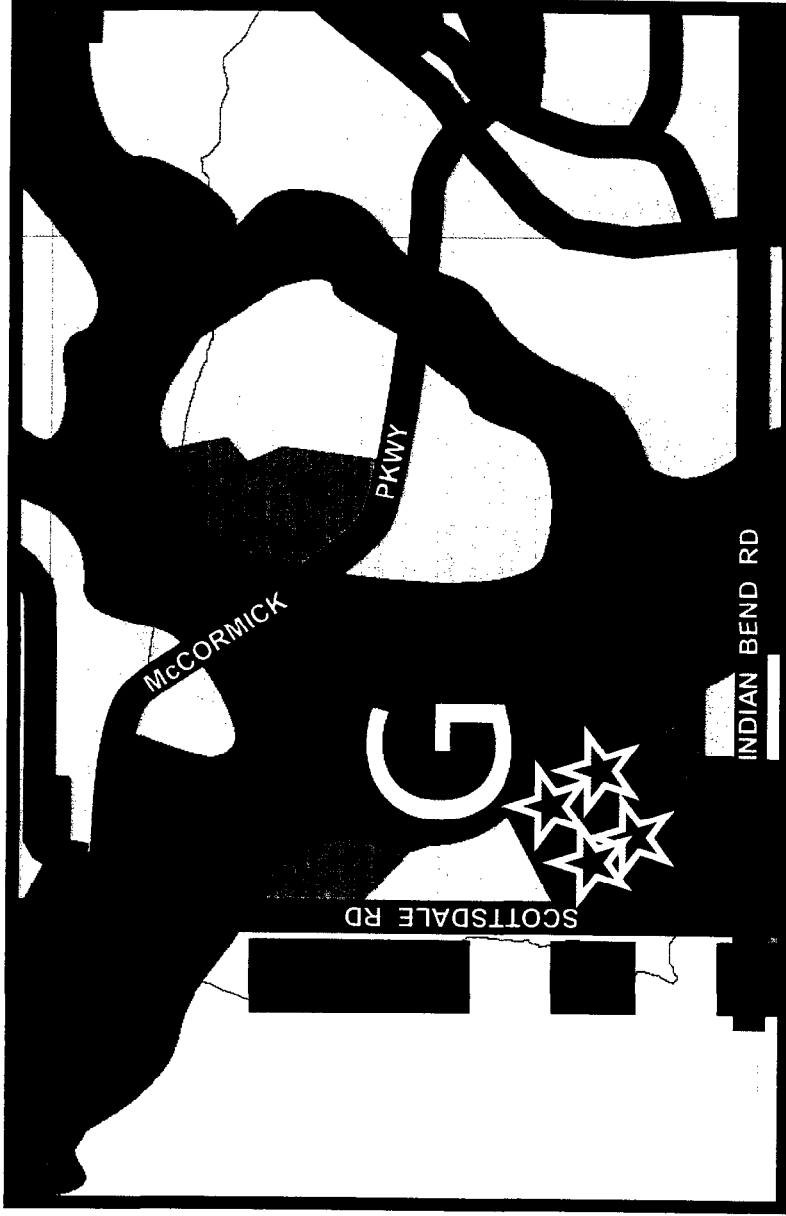
By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By:  _____
Deborah Robberson
Acting City Attorney

General Plan (Proposed)



1-GP-2005

Exhibit 1

ORDINANCE NO. 3646

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 2-ZN-2005, FROM R-4R PCD (RESORT/TOWNHOUSE RESIDENTIAL, PLANNED COMMUNITY DISTRICT), C-2 (CENTRAL BUSINESS DISTRICT) AND O-S PCD (OPEN SPACE, PLANNED COMMUNITY DISTRICT) TO C-1 PCD (NEIGHBORHOOD COMMERCIAL, PLANNED COMMUNITY DISTRICT) AND R-5 PCD (MULTIPLE FAMILY RESIDENTIAL, PLANNED COMMUNITY DISTRICT) AND AMENDING DEVELOPMENT STANDARDS ON A 44+/- ACRE PARCEL LOCATED AT 7171 N SCOTTSDALE ROAD.

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No. 2-ZN-2005; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, the City Council finds that the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby; and

WHEREAS, the City Council finds that the following has been established beyond a reasonable doubt: The residential development will constitute continued sustained desirability and stability and will be in harmony with the character of the area; and

WHEREAS, the City Council finds that the following has been established beyond a reasonable doubt: The neighborhood commercial development will be appropriate for the area and the overall planning purpose intended, and that the development will be in harmony with the character of the surrounding areas; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 2-ZN-2005.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 44+/- acre parcel located at 7171 N Scottsdale Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Resort/Townhouse Residential, Planned Community District (R-4R PCD), Central

Business District (C-2) and Open Space, Planned Community District (O-S PCD) to Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple Family Residential, Planned Community District (R-5 PCD).

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

Section 3. That the development standards for the Property are hereby amended, as set forth in the Amended Development Standards, attached hereto as Exhibit #3 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1 day of November, 2006.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
Mary Manross
Mayor

APPROVED AS TO FORM:

By: 
Deborah Robberson
Acting City Attorney

STIPULATIONS FOR CASE 2-ZN-2005

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO SITE PLAN.** Development shall conform with the site plan submitted by Kephart and dated 07/19/2005 by City staff. In the event of any conflict between these stipulations and the above referenced plan, these stipulations shall take precedence. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units on the site shall not exceed 480 without subsequent public hearings before the Planning Commission and City Council. The density of the site shall not exceed 12.6 du/ac without subsequent public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards dated 02/18/05. The only amended development standard shall be additional height at a maximum of fifty (50) feet. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed *fifty (50)* feet in height for all proposed buildings in the R-5 district, and *thirty-six (36)* feet for all buildings in the C-1 district, measured from average top of curb, plus one (1) foot, measured from at least five (5) points along Scottsdale Road.
5. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
6. **PRESERVATION OF EXISTING OPEN SPACE.** At time of final plat, the Developer shall dedicate a Drainage, Flood Control, Landscape and Open Space Easement over the land currently zoned O-S PCD to the satisfaction of City staff. Improvements within this easement shall be limited to landscaping, pathways/trails, and pathway/trail amenities, as approved by the Development Review Board.
7. **CROSS-ACCESS BETWEEN PARCELS.** Before issuance of any building permit the Developer shall obtain a Cross-Access Easement for benefit of the Artesia project across the existing parcels to the south of the proposed project along Scottsdale Road (M&I Bank and Traviata parcels, M.C.R. parcels #174-23-005X and 174-23-120), to allow access to existing traffic signal.
8. **PUBLIC ART MASTER PLAN.** The developer shall provide original works of art costing of a minimum of Five Hundred Thousand Dollars (\$500,000). The public art shall be installed and maintained in accordance with the provisions of the Scottsdale Zoning Ordinance, and the Art in public places program. The developer may pay an amount equal to Five Hundred Thousand Dollars (\$500,000) or any portion of the obligation not used on site, into the cultural trust fund, in lieu of installing original art work. Such amount shall be disbursed in accordance with the provisions of the art in public places program, provided that art work purchased with monies deposited in the cultural trust fund, shall be placed only within the boundaries of this project. A Public Art Master Plan shall be submitted with the first Development Review submittal that demonstrates compliance with the public art requirement, including a location plan and an implementation plan of any phasing of various art components.

ENVIRONMENTAL DESIGN

1. **NON-PROTECTED NATIVE PLANTS.** Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
2. **MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas, landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

MASTER PLANS

1. **MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN.** Before any other submittal to the Development Review Board, the developer shall submit its Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, Greenbelt solutions and integration of drainage plans.
 - b. Native plant relocation program and landscape guidelines for each parcel.
 - c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights and concepts and general specifications for parking lot lighting.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
 - h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
2. **MASTER PLANS GENERALLY.** The developer shall have each Master Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal.
 - a. Schedule A - Circulation Master Plan
 - b. Schedule B - Drainage Master Plan
 - c. Schedule C - Water Master Plan
 - d. Schedule D - Wastewater Master Plan

SCHEDULE A – CIRCULATION MASTER PLAN

1. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a master circulation report and plan subject to city staff approval. The master circulation report and plan shall conform to the Design Standards and Policies Manual, and shall be consistent with the Traffic Impact Study Report, prepared by United Civil Group Corporation, dated June 22, 2005.

SCHEDULE B – DRAINAGE MASTER PLAN

1. MASTER DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a master drainage report and plan subject to city staff approval. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all storm water management facilities.
2. MASTER DRAINAGE REPORT COPIES. Before master drainage report approval by the Drainage Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
3. MASTER DRAINAGE REPORT APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the master drainage report.

SCHEDULE C – WATER MASTER PLAN

1. MASTER WATER REPORT. With the Development Review Board submittal, the developer shall submit a master water report and plan subject to Water Resources Department approval. The master water report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master water report shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
2. MASTER WATER REPORT APPROVAL. Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall have obtained approval of the master water report.

SCHEDULE D – WASTEWATER MASTER PLAN

1. MASTER WASTEWATER REPORT. With the Development Review Board submittal, the developer shall submit a master wastewater report and plan subject to Water Resources Department approval. The master wastewater report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master waste water plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
2. MASTER WASTEWATER REPORT APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the master wastewater report.

CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road (Northbound)	10' Additional ROW	Deceleration/Right turn Lane @ Hummingbird Lane, aka Access "A"	Decel lane to provide 180' storage min., or as approved by City's Transportation Dept.

- a. Sidewalks (8' minimum) and other related street improvements and amenities shall be designed and constructed as related to the construction of the deceleration/right turn land for northbound Hummingbird Lane (Access "A").
 - b. All internal drives shall provide a minimum drive width of 24 feet. Streets shall be designed to meet the City's Design Standards and Policy Manual.
 - c. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the access points as shown on the site plan and described in the aforementioned Traffic Impact Study Report. Improvement plans and construction to be in accordance with the Design Standards and Policies Manual.
3. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at Hummingbird Lane alignment (Access "A"), in conformance with the Design Standards and Policies Manual.
4. **EASEMENT REQUIREMENTS.** Before any final plan approval, the developer shall dedicate an ingress/egress easement over all paved connections to adjacent parcels in a form acceptable to city staff, and the developer shall obtain a cross-access easement over the shared driveway at the existing signalized intersection on Scottsdale Road. The minimum width of these easements shall be 24 feet. Emergency vehicle access shall be provided, both physical and by dedication, to the northern end of the Traviata Condominium project, aligning with the gated emergency vehicle entrance for said project. The minimum width of this easement shall be 24 feet.
5. **MASTER CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and design of site driveways, internal streets, parking lot access and bus facilities.
6. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
7. **TRAFFIC SIGNAL PARTICIPATION.** Before issuance of any building permit for the site, the developer shall pay to the city 100% of the design and construction costs, as determined by city staff, for the installation of a traffic signal at the intersection of Scottsdale Road and Hummingbird

Lane (Access "A"). The City shall conduct a warrant analysis for this intersection within 2 years after the first certificate of occupancy has been issued for the residential development. In the event that no signal is warranted, all money shall be returned to the developer within one year after the final certificate of occupancy has been issued.

8. **MULTI-USE PATHS AND TRAILS.** Before any certificate of occupancy is issued for the site, the developer shall construct all multi-use paths and trails, and shall dedicate public access easement for said paths and trails, as shown on the submitted site plan, including pedestrian connections to and from Scottsdale Road. In addition, dedications to the city shall occur within twelve (12) months of City Council approval of this case. Paths and trails shall be designed in conformance with the Design Standards and Policies Manual.
9. **PRIVATE STREET CONSTRUCTION.** All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate. The turn-around shall be a minimum width of 50 feet, and shall be in general conformance with the Design Standards & Policies Manual. Separate pedestrian access shall be provided around any gated vehicular access points.
 - d. The developer shall provide internal circulation that accommodates emergency and service vehicles with a minimum outside turning radius of 45 feet and inside turning radius of 25 feet.
 - e. The developer shall design all dead-end parking aisles in general conformance with City standards.
10. **SIGHT DISTANCE.** Sight distance triangles shall be provided at all points of access to public rights-of-way.
 - a. Sight distance triangles shall conform to City standards; refer to figures 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Sight distance easements shall be dedicated over sight distance triangles.
 - c. Sight distance triangles shall be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

REFUSE COLLECTION

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.

4. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
5. Underground vault-type containers are not allowed.
6. REFUSE ENCLOSURE EASEMENT(S):
 - a. Prior to final plans approval, the developer shall provide refuse enclosure easements for all enclosures and related approach areas required for this project based on the following table:

i. Single Enclosure	Enclosure + (30'x 14') approach area
ii. Single (with grease containment)	Enclosure + (30' x 18') approach area
iii. Double Enclosure	Enclosure + (30' x 23') approach area
iv. Double (with grease containment)	Enclosure + (30' x 28') approach area

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. GRADING AND DRAINAGE PLAN. A site-specific grading and drainage plan shall be submitted to the Plan Review Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Show all easements.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.

- d. Show all drainage facilities including, but not limited to, point(s) of roof out-fall, channels, culverts, storm drains, curb openings, weep holes, and valley gutters.
 - e. Show $Q_{(100.6)}$ at culvert inlets and at storm water entrance/exit points of the parcel boundaries.
 - f. Show the limits of inundation for all washes having a flow rate of 25 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - g. Show top of curb elevations at grade breaks and at intersection corners.
 - f. Show all walls, such as perimeter, screening and retaining walls.
 - g. Clearly show the limits of proposed construction.
4. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
 5. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
 6. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 7. DEDICATIONS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, Drainage and Flood Control Easements to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,

- b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before submittal to the Development Review Board, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before submittal to the Development Review Board, the developer shall submit a basis of design report and plan subject to Water

Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
 3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
 4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

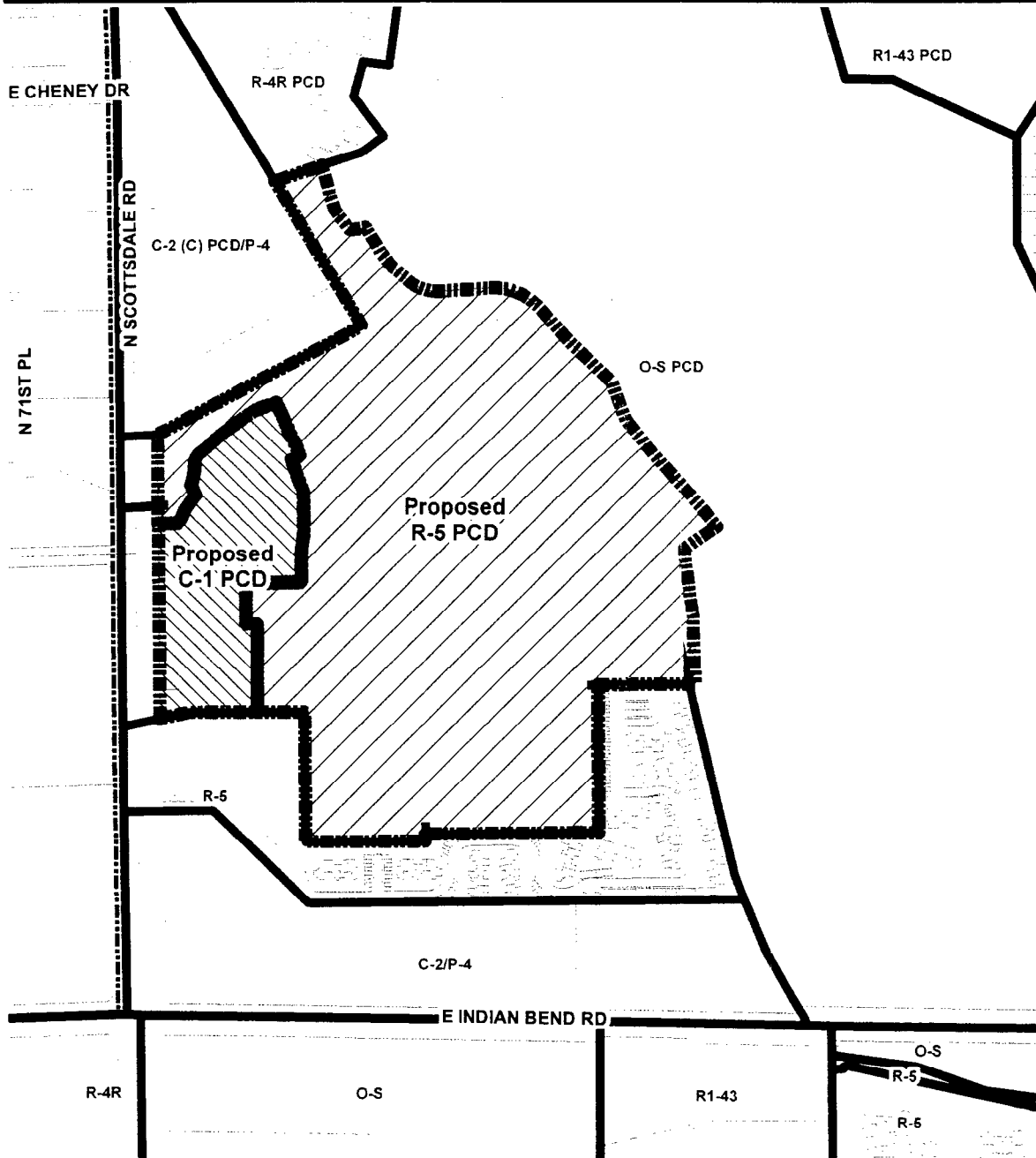
1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. **NOTICE OF INTENT (NOI).** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Rezone from Resort/Townhouse Residential, Planned Community District (R-4R PCD), Central Business District (C-2) and Open Space, Planned Community District (O-S PCD) to Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple Family Residential, Planned Community District (R-5 PCD)



1-GP-2005 / 2-ZN-2005

Exhibit 2



Amended Development Standard
Changes shown in Bold Caps and Strike-throughs

Sec. 5.1004. Property development standards.

The following property development standards shall apply to all land and buildings in the R-5 district.

A. *Minimum property size.*

1. Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.
2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

B. *Open space requirements.*

1. Main land uses that are density-based shall provide open space in the amounts specified in the density chart--Section 5.1004.D, in the following proportions:
 - a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
 - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of one-half of which shall be in frontage open space.
3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

C. *Building height.*

1. No building shall exceed ~~thirty-six (36)~~ **FIFTY (50)** feet in height except as otherwise provided in article VII.
2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.

- D. *Density requirements.* Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.

TABLE INSET:

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with

two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

RESOLUTION NO. 6750

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SCOTTSDALE, MARICOPA COUNTY, ARIZONA,
AUTHORIZING AN AMENDMENT TO THE DEVELOPMENT
AGREEMENT FOR THE PROPOSED ARTESIA PROJECT TO
BE DEVELOPED ON THE EAST SIDE OF SCOTTSDALE ROAD
NORTH OF INDIAN BEND ROAD

WHEREAS:

A. The Scottsdale City council has previously approved a Development Agreement for the site of the proposed Artesia project (COS Contract No. 980132).

B. The City and the developer desire to make certain changes to the development agreement.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. The Mayor is hereby authorized to execute on behalf of the City of Scottsdale the Amendment to Development Agreement (COS Contract No. 980132).

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ day of _____, 2005.

Mary Manross, Mayor

ATTEST:

By: _____
Carolyn Jagger, City Clerk

APPROVED AS TO FORM:

By: 
Deborah Robberson, Acting City Attorney

WHEN RECORDED RETURN TO:
City of Scottsdale
One Stop Shop/Records
(Mac Cummins)
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

C.O.S. Contract No. 980132-A2

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment") is made this 17th day of OCTOBER, 2005 by and between the City of Scottsdale, an Arizona municipal corporation ("City") and Starpointe Indian Bend Artesia Limited Partnership, a Delaware limited partnership ("Developer").

WITNESSETH

- A. City and Deerpoint Scottsdale Investments, Inc., a California corporation ("Original Developer") were the original parties to that certain Development Agreement dated October 19, 1998 and recorded October 29, 1998 at document No. 98-0973940 of the public records of Maricopa County, Arizona (the "Original Agreement").
- B. Developer warrants and represents to City to be the successor to Original Developer under the Original Agreement.
- C. City and Developer desire to amend the Original Agreement.
- D. Exhibit references refer to the exhibits attached to the Development Agreement.

NOW THEREFORE, in consideration of the foregoing and the mutual promises and representations contained herein, Developer and City agree as follows:

- 1 Changes to Permitted Uses of Property. A list of permitted uses of the Property (the "Use List") was attached to the Original Agreement as Exhibit "B." The following additional numbered line item is hereby inserted at the bottom of the Use List:

All uses permitted in the R-5 Zoning District as of this date, including, but not limited to accessory, ancillary and conditional uses.

- 2 Recording. Within ten (10) days after the date of this Amendment, Developer shall cause this Amendment to be recorded in the office of the Maricopa County Recorder.
- 3 No Further Amendment. Except as expressly amended by specific provisions of this Amendment, the Original Agreement and the parties' respective rights and obligations related to the Original Agreement are not affected by this Amendment.
- 4 Integration. This Amendment constitutes the entire agreement between the parties with respect to amending the Original Agreement and supersedes any prior agreement, understanding, negotiation, draft agreements, discussion outlines, correspondence and memoranda or representation regarding amending the Original Agreement.

5 Developer's Prior Assignees. Developer warrants and represents that instruments in substantially the form attached to this Amendment as Exhibit "A" (the "Lienholder Consents") have been executed and acknowledged by each person other than City having or claiming a lien, lease, easement or other interest in or under the Original Agreement in any other part of the Property whereby such persons join in this Amendment and subject and subordinate their interests to this Amendment and the Original Agreement and all requirements, provisions and conveyances of this Amendment and the Original Agreement. Developer shall attach such Lienholder Consents to this Agreement and record them with this Amendment.

6 Third Party Beneficiaries. There are no third party beneficiaries to this Amendment.

EXECUTED as of the date first given above.

Developer: **STARPOINTE INDIAN BEND ARTESIA LIMITED PARTNERSHIP**, a Delaware limited partnership

By: SP INDIAN BEND ARTESIA
GENERAL PARTNERS, LLC, a
Delaware Limited Partnership, its
General Partner

By: STARPOINTE COMMUNITIES III,
LLC, an Arizona limited liability
company

By: 
Robert A. Lyles, Member

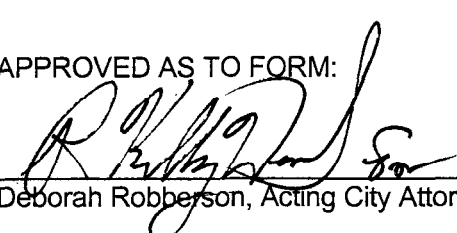
City: **CITY OF SCOTTSDALE**, an Arizona
municipal corporation

By: _____
Mary Manross, Mayor

ATTEST:

Carolyn Jagger, City Clerk

APPROVED AS TO FORM:



Deborah Robberson, Acting City Attorney

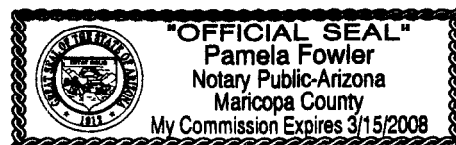
STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 17th day of October, 2005 by Robert A. Lyles, Member of **STARPOINTE INDIAN BEND ARTESIA LIMITED PARTNERSHIP**, a Delaware limited partnership by SP INDIAN BEND ARTESIA GENERAL PARTNERS, LLC, a Delaware Limited Partnership, its General Partner by STARPOINTE COMMUNITIES III, LLC, an Arizona limited liability company.

Pamela Fowler
Notary Public

My Commission Expires:

3/15/2008



STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 17th day of _____, 2005, by Mary Manross, Mayor of the **CITY OF SCOTTSDALE**, an Arizona municipal corporation.

Notary Public

My Commission Expires:

CONSENT TO FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

The undersigned, having or claiming a lien or other interest in the Property or Developer's rights under the Original Agreement as defined in the First Amendment to Development Agreement to which this consent is attached hereby joins in said Amendment and the Original Agreement and subjects and subordinates its interests to said Amendment and the Original Agreement as so amended and their requirements.

EXECUTED as of the date of the said Amendment.

By: STEPHEN F. LOONAM
Its: OHIO SAVINGS BANK.
Stephen F. Loonam
Vice President

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 17th day of October 2005, by Steve Loonam, Vice President of Ohio Savings Bank, a Federal Savings bank.

Pamela Fowler
Notary Public

My Commission Expires:

3/15/2008

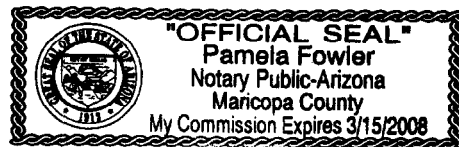


Exhibit "A"

A - 1

ADDITIONAL INFORMATION FOR CASE 2-ZN-2005

PLANNING/DEVELOPMENT

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
4. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the treatment of washes and wash crossings,
 - b. Wall design,
 - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. Buffered parkways,
 - e. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
 - f. Major stormwater management systems,
 - g. Drainage watercourses
 - h. Signage,
 - i. Master Environmental Design Concept Plans,
 - j. Appropriate pedestrian connections & pedestrian design,
 - k. Opportunities for design of landscape between the curb and the required 8 foot wide sidewalk.
5. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.
6. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.
7. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be 20 feet (Except for residential patio lighting, which shall be subject to Development Review Board approval) above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

*Traffic Impact Study Report
for*

Artesia by Starpoint
Northeast of Scottsdale Road and Indian Bend Road
Scottsdale, Arizona

Project Number TR5084

Prepared for:

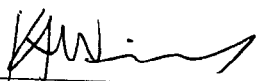
City of Scottsdale
Transportation Systems Department
7447 East Indian School Road, Suite 205
Scottsdale, Arizona 85251

June 22, 2005

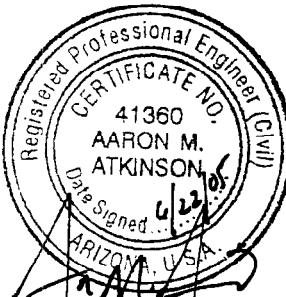
Prepared by:

United Civil Group Corporation

Conducted by:


Keith A. Winney, E.I.T.
Staff Engineer

Reviewed by:


Aaron M. Atkinson, P.E.
Project Engineer

ATTACHMENT #8

I. INTRODUCTION AND SUMMARY

A. PURPOSE OF THE REPORT

The City of Scottsdale initiated this traffic impact study to be performed under the City of Scottsdale guidelines for *Transportation Impact and Mitigation Analysis (TIMA) for Proposed Developments*. This traffic impact analysis has been performed in general accordance with these requirements and locally accepted standards and industry practice to determine the extent of the transportation impacts of the proposed development.

This traffic impact study was undertaken because the applicant has requested a zoning change on the subject parcel from Resort Residential (R-4R PCD) and Central Business District (C-2 PCD) to Multi-Family Residential District (R-5 PCD) and Neighborhood Commercial District with a Planned Community Development overlay (C-1 PCD). This rezoning will allow the subject parcel development to contain approximately 480 condominium dwelling units and 22,040 square feet of retail land use.

The portion of the City of Scottsdale Zoning Ordinance and Use Permit that apply to the site are as follows:

Resort/Townhouse Residential District (R-4R PCD) – existing zoning

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards. (Ord. No. 3069, § 1, 9-16-97)

Central Business District (C-2 PCD) – existing zoning

This district is intended to permit all uses permitted in the (C-1) neighborhood commercial district, plus commercial activities designed to serve the community. This district includes uses usually associated with the central business district and shopping facilities which are not ordinarily compatible with residential development.

No structure or building shall be built or remodeled upon land in the C-2 district until Development Review Board approval has been obtained. (Ord. No. 3225, § 1, 5-4-99)

Multi-Family Residential District (R-5 PCD) – proposed zoning

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities and the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review Board approval has been obtained. (Ord. No. 3225, § 1, 5-4-99)

Neighborhood Commercial District (C-1 PCD) – proposed zoning

This district is intended to provide a center for convenience shopping in a residential neighborhood. The district provides for retail and service establishments which supply

commodities or perform services to meet the daily needs of the neighborhood, and shall be in locations where analysis of residential population demonstrates that such facilities are justified.

No structure or building shall be built or remodeled upon land in the C-1 district until Development Review Board approval has been obtained. (Ord. No. 3225, § 1, 5-4-99)

B. STUDY OBJECTIVES

The objective of this report is to determine the traffic impacts of the Artesia by Starpoint development and to recommend any needed improvements to maintain efficient and safe traffic operations.

More specifically, the study objectives are as follows:

- To determine the projected traffic volumes that will be generated by the proposed Artesia development based on the provided site plan;
- To compare the trip generation for the proposed Artesia development with the trip generation potential of the existing zoning (R-4R PCD, C-2 PCD);
- To recommend any capacity related improvements to the intersections of Scottsdale Road/Indian Bend Road, Scottsdale Road/Seville Shopping Center Driveway using the trip generation calculations for the proposed Artesia Development;
- To evaluate the proposed traffic volumes at the site accesses and recommend any capacity related improvements;
- To evaluate storage requirements at the intersections and at the site driveways within the study area;
- To evaluate the required sight distances at the proposed driveway;
- To review internal circulation as proposed on the site plan; and
- To identify any required mitigation due to the construction of the proposed Artesia development.

C. STUDY AREA CHARACTERISTICS

The proposed development will consist of five resort-style condominium buildings (four-stories) and several two and three-story brownstone buildings. In addition to the residential components, the community will incorporate two retail buildings. Overall, the proposed development consists of 480 dwelling units and 22,040 square feet of retail uses situated on an approximate 44 acre, irregularly-shaped parcel near the northeast corner of Scottsdale Road and Indian Bend Road. Of the total acreage, 39 acres are devoted to the residential component and five acres are devoted to the retail land use. Location of the proposed developmental parcel in relation to the study area and surrounding street network is shown in *Figure 1: Vicinity Map*.

Access will be provided to the site by two accesses via Scottsdale Road. Access A, on the northern portion of the site, is located directly adjacent to Hummingbird Lane, with the second

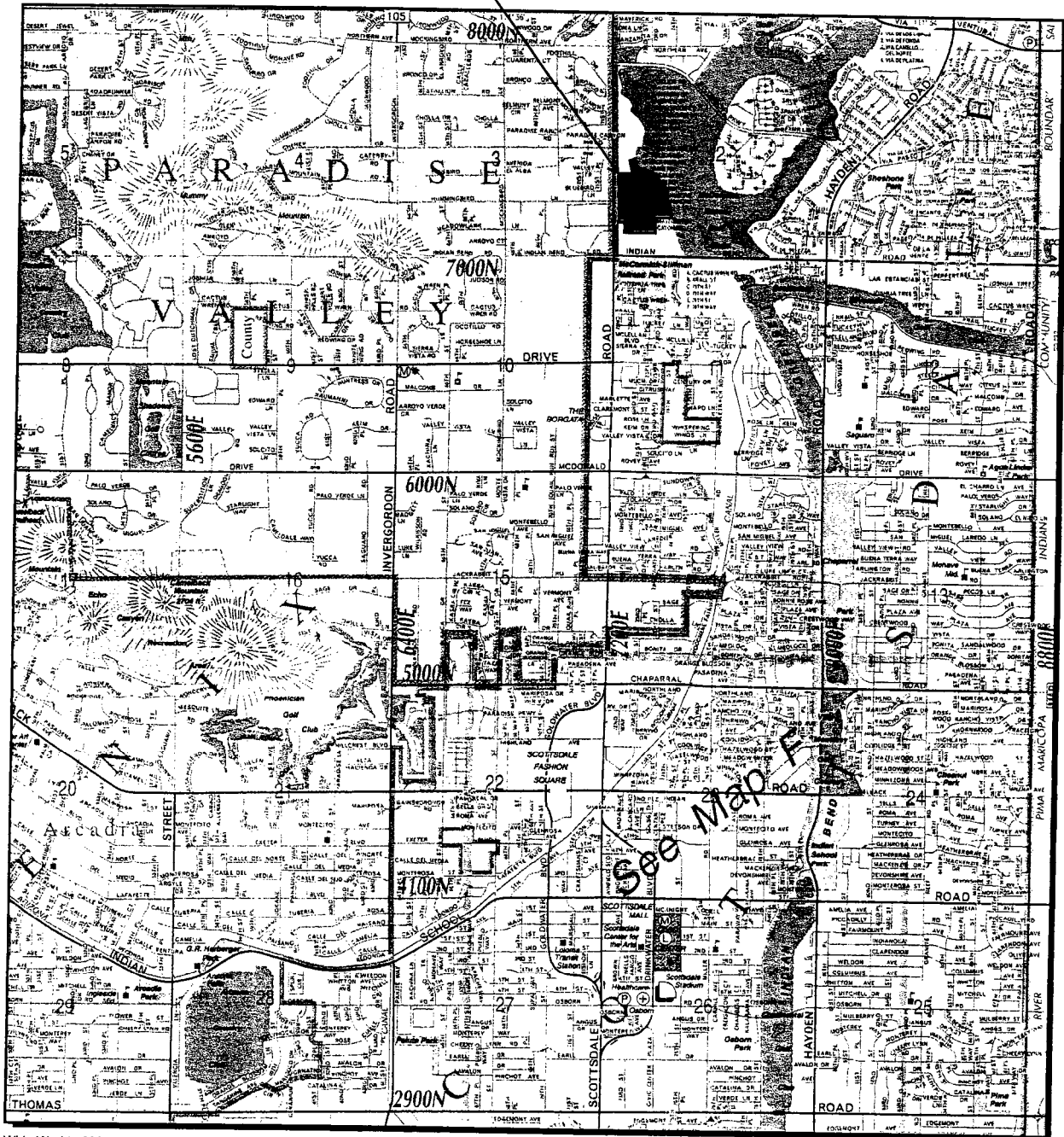
access, Access B, located approximately 350 feet south of Access A. The project location may also be accessed via the Scottsdale Seville Shopping Center Driveway and parking lot.

D. REPORT ORGANIZATION

This report is comprised of ten chapters that are organized as follows:

- I. Introduction and Summary** – Provides a brief introduction, background information and executive summary.
- II. Proposed Development** – Provides a description of the proposed on-site development.
- III. Study Area Conditions** – Provides a description of existing and future land uses in the study area.
- IV. Methodologies and Standards** - Presents the methods used to evaluate Scottsdale Road and Indian Bend Road under the current and future conditions.
- V. Analysis of Existing Conditions** - Analyzes the existing conditions and provides a base against which the incremental traffic impacts of the proposed development can be measured.
- VI. Projected Traffic** - Presents forecasted traffic volumes within the study area that include background traffic plus the addition of the site generated traffic.
- VII. Traffic Analysis** – Analyzes the future traffic conditions, identifies needs and analyzes the alternative improvements.
- VIII. Improvements Analysis** – Presents the recommended improvements to the adjacent street network to accommodate site traffic.
- IX. Findings** – Presents the future traffic impacts due to the development and any improvements required to the roadways surrounding the site.
- X. Conclusions** – Presents the analyses of existing conditions, future conditions, and traffic mitigation.

Proposed Development



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Not to Scale

Figure 1: Vicinity Map

E. PREVIOUS STUDIES AND DOCUMENTS

A variety of Scottsdale transportation and land use plans and studies have been prepared in recent years that relate to this study area. Specific documents consulted during the development of this traffic impact study include the following:

- City of Scottsdale Zoning Ordinance, April 2002
- City of Scottsdale Design Standards and Policies Manual, 2004 Update

F. EXECUTIVE SUMMARY

This report has provided an overview of the traffic impacts in the study area related to the proposed Artesia development located near the northeast corner of Scottsdale Road/Indian Bend Road in Scottsdale, Arizona. The proposed development will consist of five resort-style condominium buildings (four-stories) and several two and three-story brownstone buildings. In addition to the residential components, the community will incorporate two retail buildings. The parcel is approximately 44 acres of irregularly-shaped land consisting of an old, unoccupied hotel-type development.

Projected trip generation estimates were determined for the proposed Artesia Development, based on the proposed rezoning of the site from Resort Residential (R-4R PCD) and Central Business District (C-2 PCD) to Multi-Family Residential (R-5 PCD) and Neighborhood Commercial District with a Planned Community Development overlay (C-1 PCD). Based on these projections, the proposed site is expected to generate approximately 3,788 trips per day with 269 trips occurring in the morning peak hour and 324 trips occurring in the evening peak hour. The development under the proposed zoning will generate 43%, 80%, and 44% of the total daily, AM peak hour, and PM peak hour trips, respectively, in comparison to the potential maximum allowable development of this property under the existing zoning.

To determine the potential traffic impacts due to the construction of the proposed Artesia development, the site-generated trips were distributed and assigned to the adjacent roadway network. The proposed development will have two main entrances on Scottsdale Road. The site may also be accessed via the Seville Shopping Center Driveway and parking lot.

Based on the forecasted traffic volumes, the intersection of Scottsdale Road/Access A (Hummingbird Lane) may warrant a traffic signal per the 2003 MUTCD.

A right turn deceleration lane containing a storage length of 180 feet is required on Scottsdale Road at Access A for northbound vehicles turning right into the site. This requirement is based on the City of Scottsdale's Design Standards and Policies Manual, and should be constructed per the minimum City of Scottsdale standard. The queue length was determined based on projected traffic volumes for year 2006. Design issues and constraints may arise when actually designing the right turn deceleration lanes at the intersections.

Adequate sight distances should be provided for the access onto the site along Scottsdale Road. Sight distances should follow City of Scottsdale guidelines.

Based on level of service analyses, the intersection of Scottsdale Road/Access A (Hummingbird Lane) currently operates at an unacceptable level of service, LOS F.

Based on level of service analyses, the intersection of Scottsdale Road/Indian Bend Road is expected to operate at unacceptable levels of service in 2010 using only the background traffic. Using the total traffic, the Scottsdale Road/Indian Bend Road intersection is projected to operate at unacceptable levels of service in the years 2006 and 2010. Improvements to the intersection, e.g., the addition of left turn lanes in the westbound and southbound directions to increase capacity to handle the left turn volumes, as well as the widening and addition of through lanes along Scottsdale Road and Indian Bend Road would be required to improve the level of service to LOS D or better in the year 2010. Additionally, alternative modes of transportation and a decrease in auto-centric development along the Scottsdale Road corridor could be considered and would alleviate traffic and improve the level of service of the study area intersections.

Based on the proposed site use and the findings within this traffic impact study, United Civil Group recommends the following improvements:

- Construct a 180-foot right turn deceleration lane on Scottsdale Road at Access A (Hummingbird Lane) for northbound vehicles turning into the site.
- The installation of a traffic signal at the intersection of Scottsdale Road/Access A (Hummingbird Lane) may be warranted per the 2003 MUTCD. It is recommended that the traffic signal warrant analyses be re-examined once the Artesia development is constructed to determine the actual need for a traffic signal.

CITIZEN REVIEW PLAN/REPORT

Case # 577-PA-2004

**Rezoning Submittal Package for
Proposed 480 Unit Condominium Development plus Mixed Retail
7171 N. Scottsdale Road**

Date of Zoning Package Submittal: February 18, 2005

Owner: Starpointe Indian Bend Artesia Limited Partnership

Project Name: Artesia

Case #577-PA-2004

Citizen Review Plan

Proposed 480 Unit Condominium Development plus Mixed Retail

7171 N. Scottsdale Road

Date of Submittal: February 18, 2005

Citizen Review Plan

1. Notify residents, property owners, homeowners associations, interested parties, political jurisdictions and public agencies affected by the application:

See attached list.

2. Those affected above will be contacted via letter that an application has been made (see attached notification letter).
3. Those affected above will be informed of the substance of the application via a series of meetings with the applicant. The public input meeting has occurred on February 23rd (see below), while several individual meetings will also take place with each property owner as needed.
4. Those potentially affected by the application will be given an opportunity to discuss the application with the applicant and express their issues or concerns prior to the first public hearing via the public input meeting (as noted below) and/or individual meetings with the applicant.
5. The applicant's schedule to complete the Citizen Review Process:
 - a) School District Notification originally sent October 14, 2004;
additional letter to be sent February 7th

- b) Written notification to all property owners within 750' radius February 7th
 - c) Public input meeting February 23rd
Location: Radisson Resort
Time: 6:00pm-8:00pm
 - d) Individual meetings with property owners As Needed
 - e) Site posting "Under Consideration" February 13th
 - f) Photos and affidavits for posting February 13th
 - g) Site posting for public hearing 20 days prior to date
 - h) Photos and affidavits for posting 20 days prior to date
6. City staff will be informed on the status of the citizen participation efforts through written correspondence with the Project Coordinator.

The attached list and map illustrates all of the neighbors who are affected and who will be notified. In addition to that list we will be notifying the following HOA's that are affected: McCormick Ranch Property Owners Association, Ride n Rock Ranchos, The Shores Condominium Association and Traviata Condominiums Association.

Site Posting Requirement - Project Under Consideration

Sign will be posted in within 10 working days from neighborhood meeting date of February 23, 2005.

Sign vendor to be Tile Signs & Graphics, Tempe, AZ.

Sign will be constructed in accordance with design guidelines as set forth in Citizen Review Checklist.

Photo and notarized affidavit of posting included in this submittal.

Site Posting Requirement - Zoning/Public Hearings

Sign will be posted at least 20 days prior to date of first public hearing.

Sign vendor to be Tile Signs & Graphics, Tempe, AZ.

Sign will be constructed in accordance with design guidelines as set forth in Citizen Review Checklist.

Photo and notarized affidavit of posting to be submitted 20 days prior to date of first public hearing.

Case #577-PA-2004

Citizen Review Report

Proposed 480 Unit Condominium Development plus Mixed Retail

7171 N. Scottsdale Road

Date of Submittal: February 18, 2005

Citizen Review Report

A.

1. Citizens were notified and/or invited to discuss the applicant's proposal via public input meeting or individual meetings.
2. Sample letter, number of mailings and dates – see attached letters and addresses of property owners (also below).
3. Map showing notified parties within 750 ft. radius attached. Neighborhood Associations contacted falling within radius: Traviata Condominiums Association, McCormick Ranch Property Owners Association, Ride n Rock Ranchos, and the Shores Condominiums Association.
4. Individual meetings held with the following property owners:
 - (a) Bob Lees and Bob Mayfield, Scottsdale Indian Bend Associates, 7025 North Scottsdale Rd. Date: Feb. 10th
 - (b) Garth Saager and Dick Crane, McCormick Ranch HOA, 9248 N. 94th St. Date: Feb. 10th
 - (c) John Dawson, Scottsdale Plaza Resort, 7200 N. Scottsdale Road. Date: Feb. 9th.
 - (d) Larry Beckner, Ride n Rock Ranchos HOA, 6712 W. Rocking Road. Date: Feb. 9th.
 - (e) Stuart Kirk, McCormick Ranch Golf Course, 7505 McCormick Parkway. Date: Feb. 8th.

B. Issues, concerns and applicant's method of addressing:

1. McCormick Ranch HOA – No concerns. Letter supporting zoning case forthcoming after March 23rd Board meeting.
2. Scottsdale and Indian Bend Associates – No concerns.
3. Scottsdale Plaza – No concerns. Letter supporting zoning case attached.

4. Ride n Rock Ranchos – No concerns.
5. Scottsdale Plaza Resort – No concerns.
6. McCormick Ranch Golf Course – No concerns.

STARPOINTE

Via U.S. Mail

February 7, 2005

Property Owner

Dear Property Owner:

Pursuant to the City of Scottsdale Planning Department's requirements for submission of our rezoning package, you are hereby notified that Starpointe Communities is proposing to construct a development consisting of mixed retail plus 480 condominium and work/live units on the site of the existing Radisson Resort (7171 N. Scottsdale Road). This development has been submitted for rezoning in accordance with the City's rezoning guidelines and is on file at the City of Scottsdale, case # 577-PA-2004.

The proposed residential community is composed of three different products: a) Four-story buildings with underground garages, b) Brownstone units with attached garages, and c) work/live units with attached garages. These units range in size from 900 sf to over 2,400 sf, and will offer 1, 2, 3 and 4 bedroom floor plans. The community will include two recreation buildings and pool/spa areas. The building elevations will consist of a stucco exterior finish with tile and parapet roof construction, consistent with the surrounding architecture style of the area. The retail component will consist of roughly 20,000 sf, containing two restaurants plus mixed retail tenants.

Property owners are invited to preview the project and provide comments on the development at the public input meeting scheduled below:

<u>Date</u>	<u>Time</u>	<u>Location</u>
February 23	6:00pm-8:00pm	Radisson Resort, 7171 N. Scottsdale Road

If the meantime if you have any questions regarding this proposed development, please feel free to give me a call at 480-609-6779 or email me at jeff.seibert@starpointeproperties.com. City contact is Mac Cummins, 480-312-7059, mcummins@ScottsdaleAZ.gov. For further information the City's web site address is www.scottsdaleaz.gov/projects/ProjectsInProcess.

Sincerely,

Jeff Seibert
Project Manager



JOHN W. DAWSON
PRESIDENT AND
MANAGING DIRECTOR

February 16, 2005

Mr. Robert Lyles
President
STARPOINTE COMMUNITIES
7025 N. Scottsdale Road
Suite 310
Scottsdale, AZ 85253

Subject: Rezoning of Radisson Resort Property
7171 N. Scottsdale Road
Scottsdale, Arizona

Dear Rob:

This correspondence will serve as written verification that The Scottsdale Plaza Resort has reviewed the proposed site plan and elevations as they pertain to the rezoning of the land where the Radisson Resort currently resides at 7171 N. Scottsdale Road. We are pleased to say that we are in favor of the site plan and will support Starpointe Communities' request to rezone the site from C-2/R-4R to C-1/R-5 in order to develop a residential housing community consisting of 480 condominium units to include mixed retail.

Our best wishes for the success of the project!

Sincerely,

THE SCOTTSDALE PLAZA RESORT

John W. Dawson
President and Managing Director

JWD/bmd

7200 North Scottsdale Road • Scottsdale, Arizona 85253 • 480-948-5000 • 800-832-2025 • Fax 480-998-5971



Artesia Open House Neighborhood Meeting

SIGN IN SHEET

Name

Address

MARY FERRO

6263 N. Scottsdale Rd.
Suite 360 Scottsdale, AZ 85250
(Corner TRAVIATA)

NIK TENDLER

11000 N. 77th PL #1084
SCOTTSDALE, AZ 85260

DAVID AGADO

7027 N. Scottsdale Rd. #147
Scottsdale, AZ 85253

Scott Both

7027 W. Scottsdale Rd #242
Scottsdale, AZ 85253

Amanda Eisenfeld

7271 E. San Alfredo Dr.
Scottsdale, AZ 85258

PAUL MICHAUD

6401 E LINCOLN DR
PARADISE VALLEY, AZ 85053

RAFFI KARAMIAN →
AGENT DPA REALTY

10444 N. 69th ST. #202
SCOTTSDALE, AZ 85253
PHONE # 602-679-4900

MAGGIE GUIRAGOSYAN

15319 E. Redrock Dr. #77
Fountain Hills AZ 85268
480-836-1834

Artesia Open House Neighborhood Meeting

SIGN IN SHEET

Name

Address

Jan Jones

11000 N 77th Place #1086
Scottsdale, AZ 85260

Kathleen Smith

7027 N. Scottsdale Rd #127
Scottsdale, AZ 85253

Jeanine Barnicki
REalty Executives

16586 N. 108th St.
Scottsdale, AZ
85255

Louis Both

236 Independence Lane
Bloomington, IL 60108

Mimi O'Connor

7027 N. Scottsdale #107
Scottsdale AZ 85253

JENICA SINGHARE

20124 N. 76th St #2005
SCOTTSDALE AZ 85255

Gregory Mitchell

Mitchell

9811 N. Arizona Ct #1
Fountain Hills, AZ
85268

Artesia Open House Neighborhood Meeting

SIGN IN SHEET

Name

Address

GERAARD STEFANDE TRAVIATA #205

ROB HECHT

Artesia Open House Neighborhood Meeting

COMMENT SHEET

No written comments were made from any attendees of the Open House.

Artesia Open House Neighborhood Meeting

SUMMARY OF MEETING

Attendees were excited about the development and the value it would create in the community. Many expressed strong positive interest in the retail component, and were excited to see the integration with the residential amenities that are being offered. The work/live units generated much excitement as it was seen as a relatively new product that would help create a vibrant community. The architecture received numerous positive comments about how it blended so well with the existing structures in McCormick Ranch.

STARPOINTE

Via Certified Mail

October 14, 2004

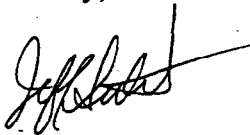
Bill Johnson, Assistant Superintendent
Facilities and Operations
Scottsdale Unified School District 48
3811 N. 44th St.
Phoenix, Arizona 85018

Dear Mr. Johnson:

Pursuant to the City of Scottsdale Planning Department's requirements for submission of our rezoning package, you are hereby notified that Starpointe Properties is proposing to construct 500 condominium units north of the northeast corner of Scottsdale Road and Indian Bend Road. This development falls within the boundaries of the Scottsdale Unified School District. Our current plan is to commence construction in late 2005 or early 2006 and have units available for sale by fall of 2006.

I would welcome the chance to discuss with you this proposed development and its impact on the School District. Could you give me a call at your earliest convenience? I can be reached at 480-609-6779.

Sincerely,



Jeff Seibert
Project Manager

Waybill #: 23377364850

Origin: PHX

Date Printed: 10/15/2004



DHL Ship 2.00 (02/2004) A

To (Company): Scottsdale Unified School District Facilities & Operations 3811 N. 44th St. Phoenix, AZ 85018 UNITED STATES Attention To: Bill Johnson, Asst. Superintendent	Service: S TUE
	Special Service:
	Route: BBBZ 2B PPH



From (Company):
STARPOINTE PROPERTIES
7025 N SCOTTSDALE RD
SCOTTSDALE, AZ 85253
UNITED STATES
Sent by: C. Schmidt
Phone #: 480-809-8779

Description:
Weight (lbs.): Letter Dims: 0 x 0 x 0
Pieces: 1 of 1
Protection: Not Required
Bill Shipment To: Sender
Ship Ref: Artesia

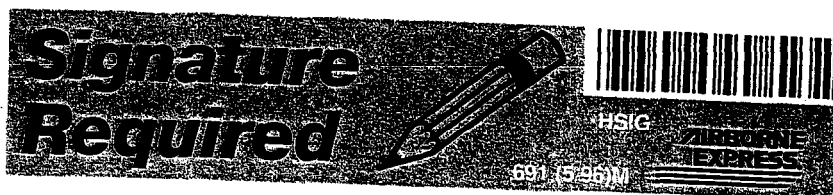
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Using a photocopy could delay the delivery of your package and will result in additional shipping charge

For Tracking, please go to www.dhl-usa.com or call 1-800-247-2676

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AFFIDAVIT OF POSTING
CITIZEN REVIEW / NEIGHBORHOOD INVOLVEMENT PROCESS
PROJECT UNDER CONSIDERATION

CASE NUMBER: 577-PA-2004
PROJECT NAME: Artesia
LOCATION: 7171 N. Scottsdale Road
SITE POSTING DATE: Feb. 13, 2005
APPLICANT NAME: Starpointe Communities

SIGN COMPANY NAME: Tile, Signs & Graphics
PHONE NUMBER: 480-609-6779

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Picture/s of site posting/s have been submitted.

Jeff Salt
Applicant Signature

2-13-05
Date



Pamela Fowler
Notary Public

Acknowledged before me this 14th day of February 2005

My commission expires 3/15/2008

Return completed, notarized affidavit AND pictures to Community Development no later than 14 days after your application submittal.

7447 E. Indian School Road, Suite 105, Community Development
Scottsdale, AZ 85251
480-312-7000

EARLY NOTIFICATION OF PROJECT UNDER CONSIDERATION

Site Address: 7111 N. Westchase Blvd., #202

NEIGHBORHOOD OPEN HOUSE MEETING:

Monday, February 22, 2004

Time: 4:00 PM

Location: Neighborhood Center, 3113 S. G. Goodwin Rd.

PROJECT OVERVIEW:

Project: Located at E. 12th St. and Douglas Highway. Current Use: 12-18-04
Development of 120,000 sq. ft. of retail space with associated parking and landscaped
site improvements. 4000 sq. ft. of parking. 1200 sq. ft. of office space.

Applicant Contact: Sharpstone Corporation

Phone Number: (800) 888-6778

Email Address: jessie@sharpstonecorp.com

City Staff Contact: Mike Cummings

Phone Number: (430) 312-7059

Email Address: mccummings@cityofhouston.gov

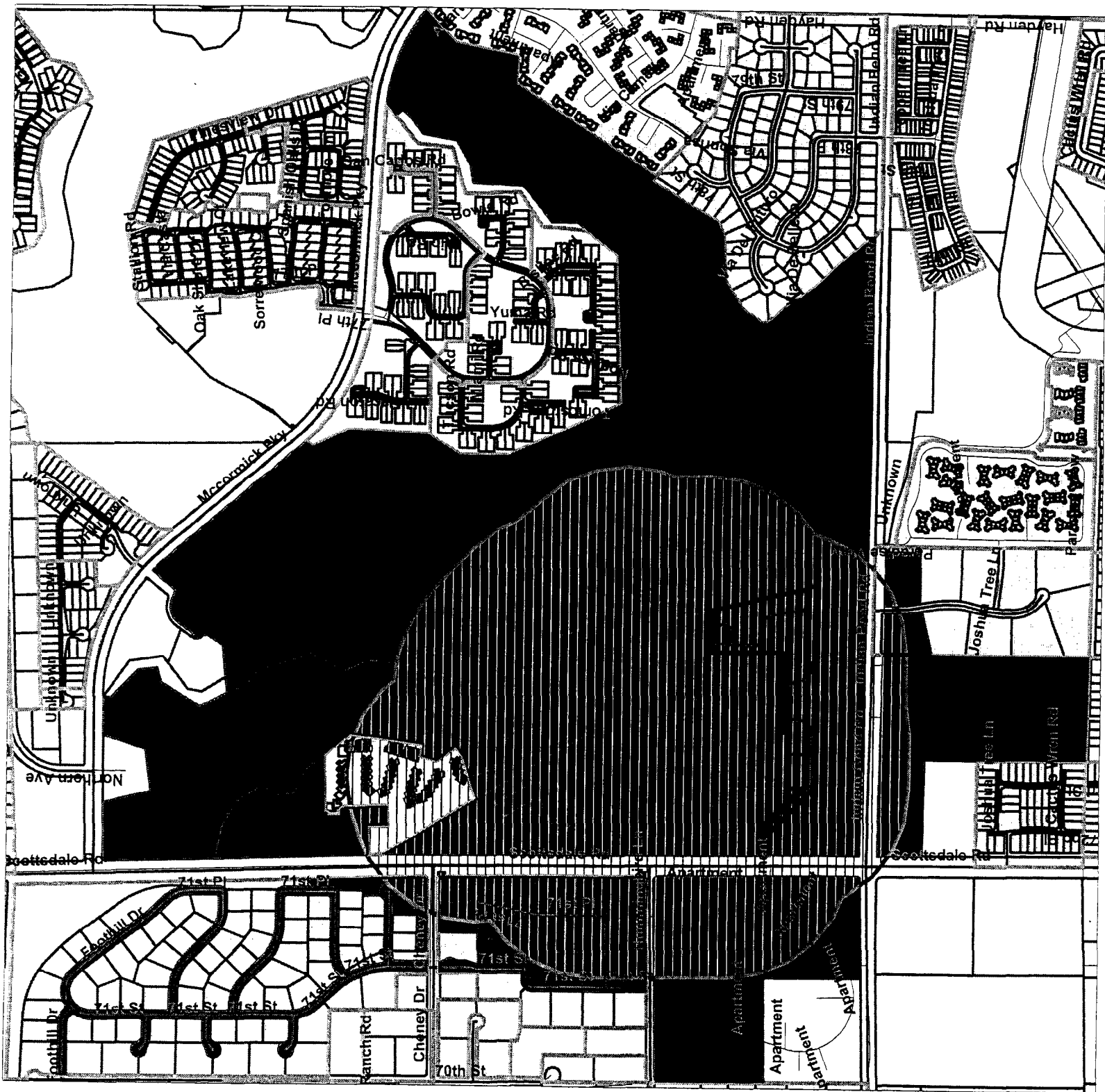
For Applicant Case Number: 07-10-2004

Case File Available at City of Houston (H07) 312-2004

Project Info available at: www.cityofhouston.gov/projects/projects.htm

Meeting Date: February 22, 2004

13 11070M





***First American
Title Insurance Company***

COVER SHEET

SEND TO:

Starpointe Communities
Jeff Seibert
7025 N Scottsdale, Rd #310
Scottsdale, AZ 85253

FROM:

Aaron Wiser
Phone: 602-685-7855
Fax: 866-314-2310

DATE: MONDAY, NOVEMBER 15, 2004

NOTES/COMMENTS:

Radius search for The Radisson site as mentioned in commitment # 4061124.

We Welcome Your Comments/Suggestions

4801 E Washington Ste 100, Phoenix, AZ 85034

TEL 602.685.7855 • 800.546.4667 • FAX 602.685.7870

propertyresearch@firstam.com

Thank you for choosing First American Title



***First American
Title Insurance Company***

Radius Search

Prepared For: Jeff Seibert

Radius Search of 750 Feet.

Subject Parcel Number: 177-01-001K, 174-23-005E, G, N & Q

Thank you for the opportunity to be of service.

Prepared By: Aaron Wiser

Property Research Department

Information provided is based upon the most recent data available to us at time of search. This information is provided without benefit of a complete title search.

County Assessor parcel numbers are shown on each label provided herein. Maps are also provided for areas included in our search. It is recommended that you review the notification area along with the enclosed labels to assure yourself that all affected parcels have been included, according to your requirements.

NO LIABILITY IS ASSUMED BY FIRST AMERICAN TITLE IN THE ISSUANCE OF THIS RADIUS SEARCH INFORMATION.

*information
insight
integrity*

Customer Service Department
p. 602.685.7855 f. 602.685.7870
propertyresearch@firstam.com

First American Title

Prepared for: _____
Starpointe Communities
Jeff Seibert
750' Radius search

Phone:

Fax:

E-mail:

Format: Farms - Legal

Prepared by: Aaron Wiser

Reference:

Output: All Records (1 to 195)
(195 of 195 Records)

Account Rep:

Phone: 602-685-7855

Fax: 866-314-2310

E-mail: propertyresearch@firstam.com

---Search Criteria ---

Parcel	17440074, 17440076, 17440004, 17448010..17448011, 17448017..17448024, 17448026..17448032,
Number	17449001a, 17449002a, 17701001q, 17701001d, 17424005a, 17424013..17424015, 17424018..17424057,
	17423002l, 17423002m, 17701001k, 17423005q, 17423005e, 17423005g, 17423005n, 17423005x,
	17423005v, 17423005w, 17423008..17423120, 17420001, 17420010a, 17419003a, 17419001a

Research All Records

195 matching property/properties were found.

Mon Nov 15 14:00:14 2004

This information is sourced from public documents and is not guaranteed

1	Parcel: 174-19-001-A Owner: SCOTTSDALE CITY (AZ) Use: MUNICIPAL USE Cash Down: Pool Sqft: Legal: E2 NW4 NW4 EX N 55' RD 19.17 AC	Site: 7301 E INDIAN BEND RD*SCOTTSDALE AZ Mail: 3939 N DRINKWATER BLVD*SCOTTSDALE AZ Ph: Doc: 530170 Sqft: 11,598 Rms: Beds: Baths: Lt/Blk:	Sale: 85250 Date: 11/06/1985 FCV: \$324,382 Imp: 17% Ltsz: 18.71 A
2	Parcel: 174-19-003-A Owner: SCOTTSDALE CITY (AZ) Use: Cash Down: Pool Sqft: Legal: N2 NW4 NW4 NW4 EX N 55' & EX W 65' RDS 3.76 AC	Site: 7301 E INDIAN BEND RD*SCOTTSDALE AZ Mail: 3939 N DRINKWATER BLVD*SCOTTSDALE AZ Ph: Doc: 530170 Sqft: Rms: Beds: Baths: Lt/Blk:	Sale: 85250 Date: 11/06/1985 FCV: \$36,260 Imp: 0% Ltsz: 3.63 A
3	Parcel: 174-20-001 Owner: WAREING, TRACY Use: SINGLE FAMILY RESIDENCE Cash Down: Pool Sqft: 504 Legal: RIDE-N-ROCK RANCHOS	Site: 6838 N ROCKING RD*SCOTTSDALE AZ Mail: 6802 E CHAPARRAL RD*PARADISE VALLEY AZ Ph: Doc: 859614 Sqft: 3,371 Rms: 9 Beds: Baths: 3.7 Lt/Blk: 1/	Sale: 85250 Date: 08/22/2002 FCV: \$310,500 Imp: 80% Ltsz: 1.61 A
4	Parcel: 174-20-010-A Owner: ELEBASH, MARJEAN Use: SINGLE FAMILY RESIDENCE Cash Down: Pool Sqft: Legal: RIDE-N-ROCK RANCHOS MCR 55/11 LOT 10 EX E 35F OF N200.56F	*P* Site: 5907 N ROCKING RD*SCOTTSDALE AZ Mail: 8455 E PEPPER TREE LN*SCOTTSDALE AZ Ph: Doc: 158040950 Sqft: 4,452 Rms: 10 Beds: Baths: 4.7 Lt/Blk: 10/	Sale: 85250 Date: 02/02/1982 FCV: \$365,500 Imp: 80% Ltsz: 1.63 A
5	Parcel: 174-23-002-L Owner: CMD PROPERTIES INC Use: OFFICE BUILDING Cash Down: Pool Sqft: Legal: BEG W4 COR SEC 2 TH N 01D 13M W 316.72F TO NW COR2 SW4	Site: 7373 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 227 W MONROE ST 3900*CHICAGO IL Ph: Doc: 864442 Sqft: 163,656 Rms: Beds: Baths: Lt/Blk:	Sale: 85253 Date: 09/15/1999 FCV: \$10,000,000 Imp: 90% Ltsz: 6.76 A
6	Parcel: 174-23-002-M Owner: CMD PROPERTIES INC Use: CONVERTED Cash Down: Pool Sqft: Legal: BEG SE COR NW4 NW4 SW4 TH S 62D 41M W 432F TH N 27D 18M W	Site: 7303 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 227 W MONROE ST 3900*CHICAGO IL Ph: Doc: 864442 Sqft: Rms: Beds: Baths: Lt/Blk:	Sale: 85253 Date: 09/15/1999 FCV: \$10,000,000 Imp: 0% Ltsz: 1.96 A
7	Parcel: 174-23-005-E Owner: STARPOINTE INDIAN BEND Use: CONVERTED Cash Down: Pool Sqft: Legal: BEG AT PT ON W LN SW4 SEC 2 SD PT BEING 720F SLY OF SW	Site: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: 724242 Sqft: Rms: Beds: Baths: Lt/Blk:	Sale: 85253 Date: 06/25/2004 FCV: \$34,000,000 Imp: 0% Ltsz: 4.00 A
8	Parcel: 174-23-005-G Owner: STARPOINTE INDIAN BEND Use: CONVERTED Cash Down: Pool Sqft: Legal: BEG SW COR OF SW4 SEC TH N 930.66F TH E 65F TO TPOB TH	Site: 7029 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: 724242 Sqft: 5,440 Rms: Beds: Baths: Lt/Blk:	Sale: 85253 Date: 06/25/2004 FCV: \$34,000,000 Imp: 0% Ltsz: 8.45 A
9	Parcel: 174-23-005-N Owner: MIP SCOTTSDALE LLC Use: VACANT Cash Down: Pool Sqft: Legal: PRT SW4 SEC 2 DAF COM SW COR SD SEC 2 TH N ALG W LN SD	Site: *AZ Mail: 7171 N SCOTTSDALE RD*SCOTTSDALE AZ Ph: Doc: 317273 Sqft: Rms: Beds: Baths: Lt/Blk:	Sale: 85253 Date: 04/02/1999 FCV: Imp: 0% Ltsz: 21,322

10	Parcel: 174-23-005-Q Owner: SCOTTSDALE & INDIAN BEND Use: RESORTS Cash Down: Pool Sqft: Legal: BEG AT SW COR N2 SW4 NW4 SW4 SEC 2 TH ALG SLY LN SD N2	Site: 7025 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 5050 N 40TH ST 120*PHOENIX AZ Ph: Doc: 431737 Sqft: Rms:	Sale: FCV: \$4,994,465 Beds: Baths:	Date: 06/06/2000 Imp: 68% Ltsz: 20.33 A Lt/Blk:
11	Parcel: 174-23-005-V Owner: DTR2 LLC Use: COMMERCIAL STORE Cash Down: Pool Sqft: Legal: PT SW4 SEC 2 DAF BEG SW COR SD SEC TH N 580F E 210.68F S	Site: 7001 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 8900 E PINNACLE PEAK RD 200*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 54% Ltsz: 9.70 A Lt/Blk:
12	Parcel: 174-23-005-W Owner: DTR3 LLC Use: OFFICE BUILDING Cash Down: Pool Sqft: Legal: PT SW4 SEC 2 DAF BEG SW COR SD SEC TH E 1234.88F TO TPOB	Site: 7001 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 8900 E PINNACLE PEAK RD 200*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 83% Ltsz: 4.04 A Lt/Blk:
13	Parcel: 174-23-005-X Owner: SCOTTSDALE & INDIAN BEND Use: OFFICE BUILDING Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 235*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 235*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 0% Ltsz: 2.87 A Lt/Blk:
14	Parcel: 174-23-008 Owner: COLEMAN,LYNN G & SONDRAL Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 212*SCOTTSDALE AZ Mail: 8245 E BELL RD 212*SCOTTSDALE AZ Ph: Doc: 1142292 Sqft: Rms:	Sale: \$303,500 FCV: Beds: Baths:	Date: 09/29/2004 Imp: 0% Ltsz: Lt/Blk: 101/
15	Parcel: 174-23-009 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 102/
16	Parcel: 174-23-010 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 103/
17	Parcel: 174-23-011 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 104/
18	Parcel: 174-23-012 Owner: CRISANTES,MICHELLE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 105*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 105*SCOTTSDALE AZ Ph: Doc: Sqft: Rms:	Sale: FCV: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 105/

19	Parcel: 174-23-013 Owner: MASTRE, GRANT R Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 105*PARADISE VALLEY AZ Mail: 7878 E GAINNEY RANCH RD 56*SCOTTSDALE AZ Ph: 46561 Doc: 46561 Sqft:	85253 85258 Sale: \$159,740 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 106/	Date: 01/15/2004 Imp: 0%
20	Parcel: 174-23-014 Owner: OCONNOR, MIMI Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 107*SCOTTSDALE AZ Ph: Doc: Sqft:	85253 85253 Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 107/	Date: Imp: 0%
21	Parcel: 174-23-015 Owner: ESPOSITO, ROBERT & DONNA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 32781 SENTINEL DR*TRABUCO CANYON CA Ph: Doc: 1733256 Sqft:	85253 92679 Sale: \$252,370 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 108/	Date: 12/26/2003 Imp: 0%
22	Parcel: 174-23-016 Owner: PELLEGRINO, ROBERT J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 9068 E CHINO DR*SCOTTSDALE AZ Ph: Doc: 1021823 Sqft:	85253 85255 Sale: \$190,499 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 109/	Date: 08/31/2004 Imp: 0%
23	Parcel: 174-23-017 Owner: KOHL, CAROL J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 110*SCOTTSDALE AZ Mail: 3850 ANCROFT CIR*NORCROSS GA Ph: Doc: 1149269 Sqft:	85253 30092 Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 110/	Date: 09/30/2004 Imp: 0%
24	Parcel: 174-23-018 Owner: BING, JERRY J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 111*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 111*SCOTTSDALE AZ Ph: Doc: 996379 Sqft:	85253 85253 Sale: \$189,501 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 111/	Date: 08/26/2004 Imp: 0%
25	Parcel: 174-23-019 Owner: KUNTZ, GREGG R & REBECCA R Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7740 E GAINNEY RANCH RD 48*SCOTTSDALE AZ Ph: Doc: 1021848 Sqft:	85253 85258 Sale: \$247,441 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 112/	Date: 08/31/2004 Imp: 0%
26	Parcel: 174-23-020 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	85253 85253 Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 113/	Date: Imp: 0%
27	Parcel: 174-23-021 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	85253 85253 Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 114/	Date: Imp: 0%

28	Parcel: 174-23-022 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 115/
29	Parcel: 174-23-023 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 116/
30	Parcel: 174-23-024 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 117/
31	Parcel: 174-23-025 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 118/
32	Parcel: 174-23-026 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 119/
33	Parcel: 174-23-027 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Ltsz: Imp: 0% Lt/Blk: 120/
34	Parcel: 174-23-028 Owner: MCANULTY, NICOLA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*PARADISE VALLEY AZ Mail: 5303 N 7TH ST 242*PHOENIX AZ Ph: Doc: 461706 Sqft:	Sale: \$275,000 FCV: Rms: Beds: Baths:	Date: 04/28/2004 Ltsz: Imp: 0% Lt/Blk: 121/
35	Parcel: 174-23-029 Owner: SAFIR, DOV Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *SCOTTSDALE AZ Mail: 7349 N VIA PASEO DEL SUR*SCOTTSDALE AZ Ph: Doc: 170821 Sqft:	Sale: \$188,220 FCV: Rms: Beds: Baths:	Date: 02/20/2004 Ltsz: Imp: 0% Lt/Blk: 122/
36	Parcel: 174-23-030 Owner: GAGLIANO, SUZANNE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *SCOTTSDALE AZ Mail: 302 E EUGIE AVE*PHOENIX AZ Ph: Doc: 56436 Sqft:	Sale: \$140,920 FCV: Rms: Beds: Baths:	Date: 01/20/2004 Ltsz: Imp: 0% Lt/Blk: 123/

37	Parcel: 174-23-031 Owner: RAYNER, MICHAEL D Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *SCOTTSDALE AZ Mail: 900 BRIARSTONE DR*MASON CITY IA Ph: Doc: 769417 Sqft:	50401 Sale: \$245,000 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 124/	Date: 07/02/2004 Imp: 0%
38	Parcel: 174-23-032 Owner: WARTHEN, PAUL G Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 1441 E CAPTAIN DREYFUS AVE*PHOENIX AZ Ph: Doc: 921114 Sqft:	85253 Sale: \$201,900 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 125/	Date: 08/09/2004 Imp: 0%
39	Parcel: 174-23-033 Owner: RICKS, BRIAN & JODI Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 23925 LAMB TER*BROKEN ARROW OK Ph: Doc: 900238 Sqft:	85253 Sale: \$152,910 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 126/	Date: 08/03/2004 Imp: 0%
40	Parcel: 174-23-034 Owner: JONES, JAN M Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Ph: Doc: 910659 Sqft:	85253 Sale: \$192,450 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 127/	Date: 08/05/2004 Imp: 0%
41	Parcel: 174-23-035 Owner: STRECKENBACH, SCOTT C Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 1454 AVONDALE DR*GREEN BAY WI Ph: Doc: 931558 Sqft:	85253 Sale: \$245,120 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 128/	Date: 08/11/2004 Imp: 0%
42	Parcel: 174-23-036 Owner: LAZARVITCH, YOUSSEF & LUBA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7615 BECKWITH RD*MORTON GROVE IL Ph: Doc: 890189 Sqft:	85253 Sale: \$250,090 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 129/	Date: 07/30/2004 Imp: 0%
43	Parcel: 174-23-037 Owner: ALPETER, ANN E Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7020 E WHISPERING MESQUITE TRL*SCOTTSDALE AZ Ph: Doc: 557000 Sqft:	85253 Sale: \$200,170 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 130/	Date: 05/19/2004 Imp: 0%
44	Parcel: 174-23-038 Owner: 7027 NORTH SCOTTSDALE ROAD Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 11867 E MISSION LANE CIR*SCOTTSDALE AZ Ph: Doc: 951443 Sqft:	85253 Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 131/	Date: 08/16/2004 Imp: 0%
45	Parcel: 174-23-039 Owner: DEHANAS, BILLY J & LORENA M Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 14403 W KIOWA TRL*SCOTTSDALE AZ Ph: Doc: 830349 Sqft:	85253 Sale: \$207,670 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 132/	Date: 07/20/2004 Imp: 0%

46	Parcel: 174-23-040 Owner: CRUEDLE, PAMELA C Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 133*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 133*SCOTTSDALE AZ Ph: Doc: 551778 Sqft:	85253 85253 Sale: \$236,000 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 133/	Date: 05/18/2004 Imp: 0%
47	Parcel: 174-23-041 Owner: BOSSELMANN, LESLIE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: PO BOX 1516*FLAGSTAFF AZ Ph: Doc: 522328 Sqft:	85253 86002 Sale: \$165,900 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 134/	Date: 05/11/2004 Imp: 0%
48	Parcel: 174-23-042 Owner: TORPY, JERRY & LINN Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 3401 LEE PKY 204*SAN ANTONIO TX Ph: Doc: 532949 Sqft:	85253 78219 Sale: \$230,000 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 135/	Date: 05/13/2004 Imp: 0%
49	Parcel: 174-23-043 Owner: FLORES, CHARINA L Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 136*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 136*SCOTTSDALE AZ Ph: Doc: 890270 Sqft:	85253 85253 Sale: \$272,000 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 136/	Date: 07/30/2004 Imp: 0%
50	Parcel: 174-23-044 Owner: AZZA, LOUIS J & CYNTHIA L Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 10 STARFLOWER CT*WAKEFIELD RI Ph: Doc: 379156 Sqft:	85253 02879 Sale: \$229,980 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 137/	Date: 04/09/2004 Imp: 0%
51	Parcel: 174-23-045 Owner: TENDLER, NICK & MARY Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: PO BOX 15396*SCOTTSDALE AZ Ph: Doc: 404628 Sqft:	85253 85267 Sale: \$183,810 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 138/	Date: 04/15/2004 Imp: 0%
52	Parcel: 174-23-046 Owner: JOHNSON, CONSTANCE L Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 139*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 139*SCOTTSDALE AZ Ph: Doc: 408131 Sqft:	85253 85253 Sale: \$152,460 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 139/	Date: 04/16/2004 Imp: 0%
53	Parcel: 174-23-047 Owner: SIFERT, MARIA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 140*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 140*SCOTTSDALE AZ Ph: Doc: 430572 Sqft:	85253 85253 Sale: \$191,900 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 140/	Date: 04/22/2004 Imp: 0%
54	Parcel: 174-23-048 Owner: SIMES, JUDY A Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*PARADISE VALLEY AZ Mail: 405 OLD OAK CT*LOS ALTOS CA Ph: Doc: 204516 Sqft:	85253 94022 Sale: \$266,550 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 141/	Date: 02/27/2004 Imp: 0%

55	Parcel: 174-23-049 Owner: BEFFA, CLYDE E Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *PARADISE VALLEY AZ Mail: 2510 PURISSIMA CREEK RD*HALF MOON BAY CA Ph: Doc: 583343 Sqft:	FCV: Rms: Beds:	Sale: \$300,000 Baths:	Date: 05/25/2004 Imp: 0% Ltsz: Lt/Blk: 142/
56	Parcel: 174-23-050 Owner: LYNAGH, MEGAN M Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *PARADISE VALLEY AZ Mail: 7322 E DEL ACERO DR*SCOTTSDALE AZ Ph: Doc: 149678 Sqft:	FCV: Rms: Beds:	Sale: \$195,660 Baths:	Date: 02/13/2004 Imp: 0% Ltsz: Lt/Blk: 143/
57	Parcel: 174-23-051 Owner: WELLS, BRIAN L & JULIE L Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7 WEDGE WAY*LITTLETON CO Ph: Doc: 479797 Sqft:	FCV: Rms: Beds:	Sale: \$310,000 Baths:	Date: 05/03/2004 Imp: 0% Ltsz: Lt/Blk: 144/
58	Parcel: 174-23-052 Owner: WAGNER, WILLIAM D Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: PO BOX 206*GRAND JUNCTION CO Ph: Doc: 714800 Sqft:	FCV: Rms: Beds:	Sale: \$278,430 Baths:	Date: 06/23/2004 Imp: 0% Ltsz: Lt/Blk: 145/
59	Parcel: 174-23-053 Owner: PROTO-ROBINSON, MIKE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 3 NE N CASA NOVA*CARMEL CA Ph: Doc: 661778 Sqft:	FCV: Rms: Beds:	Sale: \$236,960 Baths:	Date: 06/10/2004 Imp: 0% Ltsz: Lt/Blk: 146/
60	Parcel: 174-23-054 Owner: AGADO, DAVID Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 147*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 147*SCOTTSDALE AZ Ph: Doc: 664816 Sqft:	FCV: Rms: Beds:	Sale: \$201,300 Baths:	Date: 06/11/2004 Imp: 0% Ltsz: Lt/Blk: 147/
61	Parcel: 174-23-055 Owner: HOSKINS, LAWRENCE J & Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 1421 S 1 COLUMBIA WAY*VANCOUVER WA Ph: Doc: 677581 Sqft:	FCV: Rms: Beds:	Sale: \$225,040 Baths:	Date: 06/15/2004 Imp: 0% Ltsz: Lt/Blk: 148/
62	Parcel: 174-23-056 Owner: HECHT, ROBERT Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7805 E JOSHUA TREE LN*SCOTTSDALE AZ Ph: Doc: 1078624 Sqft:	FCV: Rms: Beds:	Sale: \$249,613 Baths:	Date: 09/15/2004 Imp: 0% Ltsz: Lt/Blk: 149/
63	Parcel: 174-23-057 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	FCV: Rms: Beds:	Sale: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 150/

64	Parcel: 174-23-058 Owner: FOX, NATHANIEL S & LILY K Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7600 N 71ST ST*PARADISE VALLEY AZ Ph: Doc: 1147681 Sqft: Yb:	Sale: \$322,500 FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 151/	85253 85253 Date: 09/30/2004 Imp: 0% Imp: 0%
65	Parcel: 174-23-059 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 152/	85253 85253 Date: Imp: 0% Imp: 0%
66	Parcel: 174-23-060 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 153/	85253 85253 Date: Imp: 0% Imp: 0%
67	Parcel: 174-23-061 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 154/	85253 85253 Date: Imp: 0% Imp: 0%
68	Parcel: 174-23-062 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 155/	85253 85253 Date: Imp: 0% Imp: 0%
69	Parcel: 174-23-063 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 156/	85253 85253 Date: Imp: 0% Imp: 0%
70	Parcel: 174-23-064 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 201/	85253 85253 Date: Imp: 0% Imp: 0%
71	Parcel: 174-23-065 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 202/	85253 85253 Date: Imp: 0% Imp: 0%
72	Parcel: 174-23-066 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft: Yb:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 203/	85253 85253 Date: Imp: 0% Imp: 0%

73	Parcel: 174-23-067 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 204/
74	Parcel: 174-23-068 Owner: STEFANDI, GERHARD & Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 205*PARADISE VALLEY AZ Mail: 7027 N SCOTTSDALE RD 205*PARADISE VALLEY AZ Ph: Doc: 733802 Sqft:	Sale: \$249,900 FCV: Rms: Beds: Baths:	Date: 06/28/2004 Imp: 0% Ltsz: Lt/Blk: 205/
75	Parcel: 174-23-069 Owner: MAYO, RICHARD J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 5401 E LONESOME TRL*CAVE CREEK AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 206/
76	Parcel: 174-23-070 Owner: MILLS, ROBERT J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 207*PARADISE VALLEY AZ Mail: 7027 N SCOTTSDALE RD 207*PARADISE VALLEY AZ Ph: Doc: 27328 Sqft:	Sale: \$206,300 FCV: Rms: Beds: Baths:	Date: 01/09/2004 Imp: 0% Ltsz: Lt/Blk: 207/
77	Parcel: 174-23-071 Owner: WALLER, AARIN E Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 208*PARADISE VALLEY AZ Ph: Doc: 25363 Sqft:	Sale: \$246,890 FCV: Rms: Beds: Baths:	Date: 01/09/2004 Imp: 0% Ltsz: Lt/Blk: 208/
78	Parcel: 174-23-072 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 209/
79	Parcel: 174-23-073 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 210/
80	Parcel: 174-23-074 Owner: PERLES, JUDITH J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 18225 WAKECREST DR*MALIBU CA Ph: Doc: 1043925 Sqft:	Sale: \$189,496 FCV: Rms: Beds: Baths:	Date: 09/07/2004 Imp: 0% Ltsz: Lt/Blk: 211/
81	Parcel: 174-23-075 Owner: KREISMAN, STEVEN N Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 212*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 212*SCOTTSDALE AZ Ph: Doc: 1056577 Sqft:	Sale: \$242,635 FCV: Rms: Beds: Baths:	Date: 09/09/2004 Imp: 0% Ltsz: Lt/Blk: 212/

82	Parcel: 174-23-076 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 213/	85253 85253 Imp: 0%
83	Parcel: 174-23-077 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 214/	85253 85253 Imp: 0%
84	Parcel: 174-23-078 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 215/	85253 85253 Imp: 0%
85	Parcel: 174-23-079 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 216*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 216*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 216/	85253 Imp: 0%
86	Parcel: 174-23-080 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 217*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 217*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 217/	85253 Imp: 0%
87	Parcel: 174-23-081 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 218*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 218*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 218/	85253 Imp: 0%
88	Parcel: 174-23-082 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 219*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 219*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 219/	85253 Imp: 0%
89	Parcel: 174-23-083 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 220*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 220*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 220/	85253 Imp: 0%
90	Parcel: 174-23-084 Owner: KASPER, TR Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: 917904 Sqft:	Sale: \$Q FCV: Rms: Beds: Baths: Ltsz: Lt/Blk: 221/	85253 Date: 08/06/2004 Imp: 0%

91	Parcel: 174-23-085 Owner: GRASSER, LORNE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 221*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 222*PARADISE VALLEY AZ Ph: Doc: 70835 Sqft:	Sale: \$177,910 FCV: Rms: Beds: Baths:	Date: 01/23/2004 Imp: 0% Ltsz: Lt/Blk: 222/
92	Parcel: 174-23-086 Owner: KARAM, HAIK & SISSA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: *SCOTTSDALE AZ Mail: 5909 E ACOMA DR*SCOTTSDALE AZ Ph: Doc: 91489 Sqft:	Sale: \$147,950 FCV: Rms: Beds: Baths:	Date: 01/29/2004 Imp: 0% Ltsz: Lt/Blk: 223/
93	Parcel: 174-23-087 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 224*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 224*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 224/
94	Parcel: 174-23-088 Owner: ZAJAC, JAMES M & ROBERTA L Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 225*SCOTTSDALE AZ Mail: 11000 N 77TH PL 2019*SCOTTSDALE AZ Ph: Doc: 963542 Sqft:	Sale: \$199,596 FCV: Rms: Beds: Baths:	Date: 08/18/2004 Imp: 0% Ltsz: Lt/Blk: 225/
95	Parcel: 174-23-089 Owner: GUIRAGOSSIAN, ALEXANDER M Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7025 N SCOTTSDALE RD 226*SCOTTSDALE AZ Mail: 1429 W GREGORY ST*CHICAGO IL Ph: Doc: 1004536 Sqft:	Sale: \$152,154 FCV: Rms: Beds: Baths:	Date: 08/27/2004 Imp: 0% Ltsz: Lt/Blk: 226/
96	Parcel: 174-23-090 Owner: MCGANN, SHELLY M Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 227*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 227*SCOTTSDALE AZ Ph: Doc: 959203 Sqft:	Sale: \$191,900 FCV: Rms: Beds: Baths:	Date: 08/18/2004 Imp: 0% Ltsz: Lt/Blk: 227/
97	Parcel: 174-23-091 Owner: LYONS, STEPHEN J & CHRISTA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 320 16TH ST*HERMOSA BEACH CA Ph: Doc: 998062 Sqft:	Sale: \$253,279 FCV: Rms: Beds: Baths:	Date: 08/26/2004 Imp: 0% Ltsz: Lt/Blk: 228/
98	Parcel: 174-23-092 Owner: BARTNICKI, PAUL G & Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 16586 N 108TH ST*SCOTTSDALE AZ Ph: Doc: 841564 Sqft:	Sale: \$253,280 FCV: Rms: Beds: Baths:	Date: 07/22/2004 Imp: 0% Ltsz: Lt/Blk: 229/
99	Parcel: 174-23-093 Owner: EBERHARDT, JAMES R Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 230*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 230*SCOTTSDALE AZ Ph: Doc: 922096 Sqft:	Sale: \$255,000 FCV: Rms: Beds: Baths:	Date: 08/09/2004 Imp: 0% Ltsz: Lt/Blk: 230/

100	Parcel: 174-23-094 Owner: KARAMIAN, RAFFI Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 10444 N 69TH ST*SCOTTSDALE AZ Ph: Doc: 926844 Sqft:	Sale: \$156,150 FCV: Rms: Beds: Baths:	Date: 08/10/2004 Imp: 0% Ltsz: Lt/Blk: 231/
101	Parcel: 174-23-095 Owner: LAZARVITH, HELEN Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7615 BECKWITH RD*MORTON GROVE IL Ph: Doc: 884368 Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: 07/30/2004 Imp: 0% Ltsz: Lt/Blk: 232/
102	Parcel: 174-23-096 Owner: REYNOLDS, CHARLES C & LAURE Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 233*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 233*SCOTTSDALE AZ Ph: Doc: 937845 Sqft:	Sale: \$243,000 FCV: Rms: Beds: Baths:	Date: 08/12/2004 Imp: 0% Ltsz: Lt/Blk: 233/
103	Parcel: 174-23-097 Owner: FRITZ, EDWARD Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 234*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 234*SCOTTSDALE AZ Ph: Doc: 1078110 Sqft:	Sale: \$182,000 FCV: Rms: Beds: Baths:	Date: 09/15/2004 Imp: 0% Ltsz: Lt/Blk: 234/
104	Parcel: 174-23-098 Owner: TAIT, MARK Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 8237 E HIGHLAND AVE*SCOTTSDALE AZ Ph: Doc: 598146 Sqft:	Sale: \$202,340 FCV: Rms: Beds: Baths:	Date: 05/27/2004 Imp: 0% Ltsz: Lt/Blk: 235/
105	Parcel: 174-23-099 Owner: TAYLOR, DARLA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: PO BOX 10553*SCOTTSDALE AZ Ph: Doc: 654774 Sqft:	Sale: \$237,840 FCV: Rms: Beds: Baths:	Date: 06/09/2004 Imp: 0% Ltsz: Lt/Blk: 236/
106	Parcel: 174-23-100 Owner: SUWARNO, DAHLIA Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Ph: Doc: 312953 Sqft:	Sale: \$216,450 FCV: Rms: Beds: Baths:	Date: 03/26/2004 Imp: 0% Ltsz: Lt/Blk: 237/
107	Parcel: 174-23-101 Owner: MIHLIK, JAMES J Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 4301 N 21ST ST*PHOENIX AZ Ph: Doc: 462021 Sqft:	Sale: \$190,000 FCV: Rms: Beds: Baths:	Date: 04/28/2004 Imp: 0% Ltsz: Lt/Blk: 238/
108	Parcel: 174-23-102 Owner: LESLIE, ETHEL Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 3743 E YUCCA ST*PHOENIX AZ Ph: Doc: 942505 Sqft:	Sale: \$178,000 FCV: Rms: Beds: Baths:	Date: 08/13/2004 Imp: 0% Ltsz: Lt/Blk: 239/

109	Parcel: 174-23-103 Owner: IVES, SHARON E Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 15440 N 71ST ST 335*SCOTTSDALE AZ Ph: Doc: 479291 Sqft:	Sale: \$186,530 FCV: Rms: Beds: Baths:	Date: 04/30/2004 Imp: 0% Ltsz: Lt/Blk: 240/
110	Parcel: 174-23-104 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 241/
111	Parcel: 174-23-105 Owner: BUTH, LOUIS T & CHRISTIE A Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 236 INDEPENDENCE LN*BLOOMINGDALE IL Ph: Doc: 753891 Sqft:	Sale: \$310,000 FCV: Rms: Beds: Baths:	Date: 06/30/2004 Imp: 0% Ltsz: Lt/Blk: 242/
112	Parcel: 174-23-106 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 243/
113	Parcel: 174-23-107 Owner: BENTLEY, JOHN Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 244*PARADISE VALLEY AZ Mail: 7027 N SCOTTSDALE RD 244*PARADISE VALLEY AZ Ph: Doc: 192705 Sqft:	Sale: \$228,770 FCV: Rms: Beds: Baths:	Date: 02/26/2004 Imp: 0% Ltsz: Lt/Blk: 244/
114	Parcel: 174-23-108 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 245/
115	Parcel: 174-23-109 Owner: MAXWELL, ROGER L & KATHLEEN Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7611 N SHADOW MOUNTAIN RD*SCOTTSDALE AZ Ph: Doc: 778323 Sqft:	Sale: \$261,700 FCV: Rms: Beds: Baths:	Date: 07/07/2004 Imp: 0% Ltsz: Lt/Blk: 246/
116	Parcel: 174-23-110 Owner: KILBANE, KEVIN Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 1403 W 10TH ST*CLEVELAND OH Ph: Doc: 746250 Sqft:	Sale: \$197,000 FCV: Rms: Beds: Baths:	Date: 06/29/2004 Imp: 0% Ltsz: Lt/Blk: 247/
117	Parcel: 174-23-111 Owner: KAUKER, MAX Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 5520 N 69TH PL*SCOTTSDALE AZ Ph: Doc: 713495 Sqft:	Sale: \$320,000 FCV: Rms: Beds: Baths:	Date: 06/23/2004 Imp: 0% Ltsz: Lt/Blk: 248/

118	Parcel: 174-23-112 Owner: BRADY, CHERYL A Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 3013 N MANOR DR E*PHOENIX AZ Ph: Doc: 1120881 Sqft:	Sale: \$247,661 FCV: Rms: Beds: Baths:	Date: 09/24/2004 Imp: 0% Ltsz: Lt/Blk: 249/
119	Parcel: 174-23-113 Owner: PRICE, KAY A TRUST Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD 250*SCOTTSDALE AZ Mail: 7027 N SCOTTSDALE RD 250*SCOTTSDALE AZ Ph: Doc: 1105052 Sqft:	Sale: \$212,108 FCV: Rms: Beds: Baths:	Date: 09/22/2004 Imp: 0% Ltsz: Lt/Blk: 250/
120	Parcel: 174-23-114 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 251/
121	Parcel: 174-23-115 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 252/
122	Parcel: 174-23-116 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 253/
123	Parcel: 174-23-117 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 254/
124	Parcel: 174-23-118 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 255/
125	Parcel: 174-23-119 Owner: STARPOINTE INDIAN BEND Use: VACANT LAND Cash Down: Pool Sqft: Legal:	Site: 7027 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk: 256/
126	Parcel: 174-23-120 Owner: STARPOINTE INDIAN BEND Use: CONDOMINIUMS AND Cash Down: Pool Sqft: Legal:	Site: Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: Sqft:	Sale: FCV: Rms: Beds: Baths:	Date: Imp: 0% Ltsz: Lt/Blk:

127	Parcel: 174-24-005-A Owner: CAMPBELL, JAMES EST Use: HOTEL Cash Down: Pool Sqft: Legal: TH PT SW4 NW4 SEC 2 LY W-IN SCOTTSDALE LODGE & EXTH PT LY	Site: 7421 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 5775 DTC BLVD 300*ENGLEWOOD CO Ph: Doc: 131261093 Sqft: 90,037 Rms: Beds: Baths:	Sale: FCV: \$5,900,000 Imp: 52% Ltsz: 9.80 A Lt/Blk:	85253 80111 Date: 12/25/1958
128	Parcel: 174-24-013 Owner: KOLBUS FAMILY LIMITED Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 7 TOG W AN UND 2 .09% INT	Site: 7401 N SCOTTSDALE RD 7B*SCOTTSDALE AZ Mail: 6848 W BALMORAL AVE*CHICAGO IL Ph: Doc: 38025 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7	Sale: FCV: \$196,500 Imp: 80% Ltsz: Lt/Blk: 7/	85253 60656 Date: 01/23/1995
129	Parcel: 174-24-014 Owner: E S WARNER INC Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 8 TOG W AN UND 2 .09% INT	Site: 7401 N SCOTTSDALE RD 8*SCOTTSDALE AZ Mail: PO BOX 2898*RENO NV Ph: Doc: 79867 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7	Sale: \$225,000 FCV: \$196,500 Imp: 80% Ltsz: Lt/Blk: 8/	85253 89505 Date: 02/02/2000
130	Parcel: 174-24-015 Owner: HAVERBUSH, THOMAS J Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 9 TOG W AN UND 2 .09% INT	*M* Site: 7401 N SCOTTSDALE RD 9*SCOTTSDALE AZ Mail: 317 E WARWICK DR*ALMA MI Ph: Doc: 7421989 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7	Sale: \$198,500 FCV: \$196,500 Imp: 80% Ltsz: Lt/Blk: 9/	85253 48801 Date: 01/03/1989
131	Parcel: 174-24-018 Owner: RICE, STUART G Use: CONDOMINIUM, PUD Cash Down: \$215,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 12 TOG W AN UND 2.36% INT	Site: 7401 N SCOTTSDALE RD*PARADISE VALLEY AZ Mail: 2300 SKYLINE RANCH RD*RAPID CITY SD Ph: Doc: 269588 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7	Sale: \$310,000 FCV: \$291,500 Imp: 80% Ltsz: Lt/Blk: 12/	85253 57701 Date: 05/03/1993
132	Parcel: 174-24-019 Owner: WOLFF, HERBERT C & DORRITT Use: CONDOMINIUM, PUD Cash Down: \$290,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 13 TOG W AN UND 2.36% INT	Site: 7401 N SCOTTSDALE RD 13A*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 13A*SCOTTSDALE AZ Ph: Doc: 641675 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7	Sale: \$290,000 FCV: \$291,500 Imp: 80% Ltsz: Lt/Blk: 13/	85253 85253 Date: 11/10/1992
133	Parcel: 174-24-020 Owner: WARD TRUST Use: CONDOMINIUM, PUD Cash Down: \$325,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 14 TOG W AN UND 2.36% INT	*M* Site: 7401 N SCOTTSDALE RD 14*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 14*SCOTTSDALE AZ Ph: Doc: 154480 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7	Sale: \$485,000 FCV: \$291,500 Imp: 80% Ltsz: Lt/Blk: 14/	85253 85253 Date: 02/13/2002
134	Parcel: 174-24-021 Owner: BENZ, DONALD J & MARY K Use: CONDOMINIUM, PUD Cash Down: \$183,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 15 TOG W AN UND 2.09% INT	*P* Site: 7401 N SCOTTSDALE RD 15*SCOTTSDALE AZ Mail: 19110 NE 21ST ST*VANCOUVER WA Ph: Doc: 905800 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7	Sale: \$183,000 FCV: \$196,500 Imp: 80% Ltsz: Lt/Blk: 15/	85253 98684 Date: 12/30/1994
135	Parcel: 174-24-022 Owner: MELCOR DEVELOPMENTS Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 16 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 16*SCOTTSDALE AZ Mail: 10310 JASPER AVE 900*ED Ph: Doc: 511674 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7	Sale: FCV: \$196,500 Imp: 80% Ltsz: Lt/Blk: 16/	85253 Date: 12/21/1983

136	Parcel: 174-24-023 Owner: KELLER REALTY ASSOCIATES Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 17 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 17*SCOTTSDALE AZ Mail: 4143 E SHEA BLVD*PHOENIX AZ Ph: Doc: 136030888 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 17/	Sale: \$107,500 FCV: \$196,500 Imp: 80%	Date: 05/01/1979
137	Parcel: 174-24-024 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 18 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 18*SCOTTSDALE AZ Mail: Ph: Doc: 1051692 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 18/	Sale: \$215,000 FCV: \$196,500 Imp: 80%	Date: 10/10/2002
138	Parcel: 174-24-025 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: \$60,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 19 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 1644 CONESTOGA ST*BOULDER CO Ph: Doc: 69972 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 19/	Sale: FCV: \$196,500 Imp: 80%	Date: 01/26/1994
139	Parcel: 174-24-026 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 20 TOG W AN UND 1.56% INT	Site: 7401 N SCOTTSDALE RD 20*SCOTTSDALE AZ Mail: Ph: Doc: 1051696 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 20/	Sale: \$165,000 FCV: \$156,500 Imp: 80%	Date: 10/10/2002
140	Parcel: 174-24-027 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 21 TOG W AN UND 1.37% INT	Site: 7401 N SCOTTSDALE RD 21*SCOTTSDALE AZ Mail: Ph: Doc: 1051712 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 21/	Sale: \$165,000 FCV: \$156,500 Imp: 80%	Date: 10/10/2002
141	Parcel: 174-24-028 Owner: JDM DP LTD Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 22 TOG W AN UND 1.56% INT	Site: 7401 N SCOTTSDALE RD 22*SCOTTSDALE AZ Mail: 2530 S DUDLEY ST*DENVER CO Ph: Doc: 374296 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 22/	Sale: FCV: \$156,500 Imp: 80%	Date: 05/29/1996
142	Parcel: 174-24-029 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 23 TOG W AN UND 1.37% INT	Site: 7401 N SCOTTSDALE RD 23*SCOTTSDALE AZ Mail: Ph: Doc: 1051700 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 23/	Sale: \$165,000 FCV: \$156,500 Imp: 80%	Date: 10/10/2002
143	Parcel: 174-24-030 Owner: MANCUSO, MARTIN M & Use: CONDOMINIUM, PUD Cash Down: \$198,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 24 TOG W AN UND 2.09% INT	*P* Site: 7401 N SCOTTSDALE RD 24*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 24*SCOTTSDALE AZ Ph: Doc: 360167 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 24/	Sale: \$198,000 FCV: \$196,500 Imp: 80%	Date: 05/01/1998
144	Parcel: 174-24-031 Owner: VILLA JAPADO Use: CONDOMINIUM, PUD Cash Down: \$194,300 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 25 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 25*SCOTTSDALE AZ Mail: 10050 REGENCY CIR*OMAHA NE Ph: Doc: 648569 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 25/	Sale: \$194,300 FCV: \$196,500 Imp: 80%	Date: 09/13/1996

145	Parcel: 174-24-032 Owner: DOERR, ROBERT E & JANIS N Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 26 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 26*SCOTTSDALE AZ Mail: 6064 MONTGOMERY BND*SAN JOSE CA Ph: Doc: 159219 Yb: 1975 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 26/	Sale: \$220,000 Date: 03/03/2000 FCV: \$196,500 Imp: 80%
146	Parcel: 174-24-033 Owner: H W H ASSOCIATES INC Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 27 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 27B*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 27B*SCOTTSDALE AZ Ph: Doc: 131300690 Yb: 1975 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 27/	Sale: Date: 09/01/1978 FCV: \$196,500 Imp: 80%
147	Parcel: 174-24-034 Owner: WOLFF, HERBERT C & DORRIT J Use: CONDOMINIUM, PUD Cash Down: \$174,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 28 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 28B*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 28B*SCOTTSDALE AZ Ph: Doc: 694222 Yb: 1975 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 28/	Sale: \$179,000 Date: 10/12/1993 FCV: \$196,500 Imp: 80%
148	Parcel: 174-24-035 Owner: AWEIDA, JABRA S & GAIL A Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 29 TOG W AN UND 2.36% INT	Site: 7401 N SCOTTSDALE RD 29*SCOTTSDALE AZ Mail: 1644 CONESTOGA ST 7*BOULDER CO Ph: Doc: 953541990 Yb: 1975 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7 Ltsz: Lt/Blk: 29/	Sale: \$273,000 Date: 03/02/1990 FCV: \$291,500 Imp: 80%
149	Parcel: 174-24-036 Owner: HERAUF, ANTHONY M & JOYCE S Use: CONDOMINIUM, PUD Cash Down: \$111,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 30 TOG W AN UND 2.36% INT	Site: 7401 N SCOTTSDALE RD 30A*SCOTTSDALE AZ Mail: 1671 CABANA DRT*SAN JOSE CA Ph: Doc: 502707 Yb: 1975 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7 Ltsz: Lt/Blk: 30/	Sale: \$309,000 Date: 07/30/1993 FCV: \$291,500 Imp: 80%
150	Parcel: 174-24-037 Owner: BEHINFAR, MARIA Use: CONDOMINIUM, PUD Cash Down: \$309,600 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 31 TOG W AN UND 2.36% INT	*P* Site: 7401 N SCOTTSDALE RD 31*SCOTTSDALE AZ Mail: 505 SAUK PATH*OAK BROOK IL Ph: Doc: 295157 Yb: 1975 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7 Ltsz: Lt/Blk: 31/	Sale: \$309,600 Date: 06/17/1988 FCV: \$291,500 Imp: 80%
151	Parcel: 174-24-038 Owner: ORLOSKI, FRANK R & ADELINE Use: CONDOMINIUM, PUD Cash Down: \$300,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 32 TOG W AN UND 2.36% INT	Site: 7401 N SCOTTSDALE RD 32*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 32*SCOTTSDALE AZ Ph: Doc: 182040 Yb: 1975 Sqft: 2,651 Rms: 7 Beds: Baths: 2.7 Ltsz: Lt/Blk: 32/	Sale: \$300,000 Date: 03/04/1994 FCV: \$291,500 Imp: 80%
152	Parcel: 174-24-039 Owner: R W MACDONALD PETROLEUM Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 33 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 33*SCOTTSDALE AZ Mail: 1301 8TH ST SW 300*CA Ph: Doc: 323603 Yb: 1975 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 33/	Sale: Date: 06/15/1992 FCV: \$196,500 Imp: 80%
153	Parcel: 174-24-040 Owner: JGPDA PARTNERSHIP Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 34 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 34*SCOTTSDALE AZ Mail: Ph: Doc: 1051688 Yb: 1975 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 34/	Sale: \$215,000 Date: 10/10/2002 FCV: \$196,500 Imp: 80%

154	Parcel: 174-24-041 Owner: FIRST PREMA INC Use: CONDOMINIUM, PUD Cash Down: \$95,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 35 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 35B*SCOTTSDALE AZ Mail: PO BOX 2898*RENO NV Ph: Doc: 620347 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 35/	Sale: \$180,000 FCV: \$196,500 Date: 08/30/1996 Imp: 80%
155	Parcel: 174-24-042 Owner: MELCOR DEVELOPMENT ARIZONA Use: CONDOMINIUM, PUD Cash Down: \$183,450 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 36 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 36*SCOTTSDALE AZ Mail: *OUT OF COUNTRY Ph: Doc: 871186 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 36/	Sale: \$230,000 FCV: \$196,500 Date: 07/02/2003 Imp: 80%
156	Parcel: 174-24-043 Owner: ROGERN, SIMONS TRUSTEE Use: CONDOMINIUM, PUD Cash Down: \$76,500 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 37 TOG W AN UND 2.09% INT	*M* Site: 7401 N SCOTTSDALE RD 37*SCOTTSDALE AZ Mail: Ph: Doc: 376435 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 37/	Sale: \$255,000 FCV: \$196,500 Date: 08/21/1990 Imp: 80%
157	Parcel: 174-24-044 Owner: SCALZITTI TRUST Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 38 TOG W AN UND 1.56% INT	*P* Site: 7401 N SCOTTSDALE RD 38*SCOTTSDALE AZ Mail: 30 N LA SALLE ST 4300*CHICAGO IL Ph: Doc: 220957 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 38/	Sale: \$135,500 FCV: \$156,500 Date: 05/15/1985 Imp: 80%
158	Parcel: 174-24-045 Owner: KOPP, ROBIN L & BRENDA S Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 39 TOG W AN UND 1.37% INT	Site: 7401 N SCOTTSDALE RD 39C*SCOTTSDALE AZ Mail: Ph: Doc: 10869 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 39/	Sale: \$203,500 FCV: \$156,500 Date: 01/06/2003 Imp: 80%
159	Parcel: 174-24-046 Owner: GTG INC Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 40 TOG W AN UND 1.56% INT	Site: 7401 N SCOTTSDALE RD 40*SCOTTSDALE AZ Mail: 231 SASKATCHEWAN AVE E*PO Ph: Doc: 353414 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 40/	Sale: FCV: \$156,500 Date: 06/04/1987 Imp: 80%
160	Parcel: 174-24-047 Owner: PARMELEE, TERRENCE G & Use: CONDOMINIUM, PUD Cash Down: \$159,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 41 TOG W AN UND 1.37% INT	Site: 7401 N SCOTTSDALE RD 41C*SCOTTSDALE AZ Mail: 33885 COUNTRY VIEW LN*SOLON OH Ph: Doc: 557281 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 41/	Sale: \$159,000 FCV: \$156,500 Date: 08/15/1997 Imp: 80%
161	Parcel: 174-24-048 Owner: DAVIS, WILLIAM R Use: CONDOMINIUM, PUD Cash Down: \$35,150 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 42 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 42*SCOTTSDALE AZ Mail: 8280 YMCA PLAZA DR*BATON ROUGE LA Ph: Doc: 763907 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 42/	Sale: \$375,000 FCV: \$196,500 Date: 07/01/2004 Imp: 80%
162	Parcel: 174-24-049 Owner: B C EQUITIES INC Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 43 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 101 CANADA WAY 4606*BURNABY BC Ph: Doc: 144990176 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 43/	Sale: \$142,598 FCV: \$196,500 Date: 06/23/1980 Imp: 80%

163	Parcel: 174-24-050 Owner: OXHAR LTD Use: CONDOMINIUM, PUD Cash Down: \$185,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 44 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 44*SCOTTSDALE AZ Mail: 18 ST GEORGES ST*DO Ph: Doc: 555094 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 44/	Sale: \$185,000 FCV: \$196,500 Date: 08/06/1996 Imp: 80%
164	Parcel: 174-24-051 Owner: FIRST PREMA INC Use: CONDOMINIUM, PUD Cash Down: \$5,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 45 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: PO BOX 3602*RENO NV Ph: Doc: 43007 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 45/	Sale: \$168,000 FCV: \$196,500 Date: 01/18/1994 Imp: 80%
165	Parcel: 174-24-052 Owner: FITCH,BROADCAST C & JERRY Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 46 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 42B*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 42B*SCOTTSDALE AZ Ph: Doc: 650464 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 46/	Sale: FCV: \$196,500 Date: 08/31/1994 Imp: 80%
166	Parcel: 174-24-053 Owner: BARNEY,HERBERT R & Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 47 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 47*SCOTTSDALE AZ Mail: 16 VIMY PL*WO Ph: Doc: 352762 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 47/	Sale: FCV: \$221,000 Date: 07/09/1986 Imp: 80%
167	Parcel: 174-24-054 Owner: RUSSELL FAMILY PROPERTIES Use: CONDOMINIUM, PUD Cash Down: \$10,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 48 TOG W AN UND 2.09% INT	*P* Site: 7401 N SCOTTSDALE RD 48*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 48*SCOTTSDALE AZ Ph: Doc: 461412 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 48/	Sale: \$257,800 FCV: \$221,000 Date: 05/03/2002 Imp: 80%
168	Parcel: 174-24-055 Owner: MIRALAEFF,TR Use: CONDOMINIUM, PUD Cash Down: Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 49 TOG W AN UND 2.09% INT	Site: 7401 N SCOTTSDALE RD 49*SCOTTSDALE AZ Mail: 6023 FOREST DR*MORTON GROVE IL Ph: Doc: 118295 Sqft: 2,293 Rms: 8 Beds: Baths: 2.7 Ltsz: Lt/Blk: 49/	Sale: \$267,500 FCV: \$221,000 Date: 01/31/2003 Imp: 80%
169	Parcel: 174-24-056 Owner: KHALIGHI TRUST Use: CONDOMINIUM, PUD Cash Down: \$210,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 50 TOG W AN UND 1.56% INT	*M* Site: 7401 N SCOTTSDALE RD 50C*SCOTTSDALE AZ Mail: PO BOX 10474*RENO NV Ph: Doc: 109048 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 50/	Sale: \$230,000 FCV: \$181,000 Date: 02/15/2000 Imp: 80%
170	Parcel: 174-24-057 Owner: SCHIFF,JEFFREY S & LYNN Use: CONDOMINIUM, PUD Cash Down: \$135,000 Pool Sqft: Legal: THE SHORES PER MCR 176-023 UNIT 51 TOG W AN UND 1.37% INT	Site: 7401 N SCOTTSDALE RD 51*SCOTTSDALE AZ Mail: 7401 N SCOTTSDALE RD 51*SCOTTSDALE AZ Ph: Doc: 692720 Sqft: 1,496 Rms: 6 Beds: Baths: 2.0 Ltsz: Lt/Blk: 51/	Sale: \$222,000 FCV: \$181,000 Date: 07/31/2001 Imp: 80%
171	Parcel: 174-40-004 Owner: BOTHWELL TRUST Use: SINGLE FAMILY RESIDENCE Cash Down: \$98,550 Pool Sqft: 400 Legal: CHENEY ESTATES	Site: 7171 E PARADISE CANYON RD*PARADISE VALLEY AZ Mail: 7171 E PARADISE CANYON RD*PARADISE VALLEY AZ Ph: Doc: 523991 Sqft: 3,600 Rms: 7 Beds: Baths: 4.7 Ltsz: Lt/Blk: 3/	Sale: \$98,550 FCV: \$728,500 Date: 07/07/1994 Imp: 80%

172	Parcel: 174-40-074 Owner: CHENEY ESTATES OWNERS Use: Cash Down: Pool Sqft: Legal: CHENEY ESTATES COMMON AREA EXEMPTION. SEE	Site: Mail: 4201 N 24TH ST 120*PHOENIX AZ Ph: Doc: 21916 Sqft: Rms: Beds: Baths:	Sale: FCV: \$65,281 Imp: 0% Ltsz: 8.95 A Lt/Blk:	85016 Date: 01/14/1993
173	Parcel: 174-40-076 Owner: DMB&PIVOTAL GROUP Use: Cash Down: Pool Sqft: Legal: CHENEY ESTATES	Site: Mail: 2525 E CAMELBACK RD 650*PHOENIX AZ Ph: Doc: 21916 Sqft: Rms: Beds: Baths:	Sale: FCV: \$500 Imp: 0% Ltsz: 1.94 A Lt/Blk:	85016 Date: 12/25/1993
174	Parcel: 174-48-010 Owner: PARADISE VALLEY TOWN OF Use: STATE USE Cash Down: Pool Sqft: Legal: S 60F OF W 33F OF E 73F OF NE4 SE4 WELLSITE	Site: 6401 E LINCOLN DR*PARADISE VALLEY AZ Mail: 6401 E LINCOLN DR*PARADISE VALLEY AZ Ph: Doc: 122640665 Sqft: Rms: Beds: Baths:	Sale: FCV: \$500 Imp: 0% Ltsz: 2,061 Lt/Blk:	85253 85253 Date: 03/10/1978
175	Parcel: 174-48-011 Owner: PARADISE VALLEY TOWN OF Use: MUNICIPAL USE Cash Down: Pool Sqft: Legal: S 40F OF W 33F OF E 73F OF N 73F OF NE4 NE4 SE4 WELLSITE	Site: Mail: 6401 E LINCOLN DR*PARADISE VALLEY AZ Ph: Doc: 119970291 Sqft: Rms: Beds: Baths:	Sale: FCV: \$500 Imp: 0% Ltsz: 1,321 Lt/Blk:	85253 Date: 12/21/1976
176	Parcel: 174-48-017 Owner: MEYERS, PHILLIP D & BARBARA Use: SINGLE FAMILY RESIDENCE Cash Down: \$233,000 Pool Sqft: 500 Legal: CHENEY PLACE MCR 388/42	Site: 7123 E BLUEBIRD LN*PARADISE VALLEY AZ Mail: 15822 WEBSTER ST*OMAHA NE Ph: Doc: 49679 Sqft: 5,031 Rms: 11 Beds: Baths: 5.7	Sale: \$932,000 FCV: \$935,500 Imp: 80% Ltsz: 43,330 Lt/Blk: 6/	85253 68118 Date: 01/27/1997
177	Parcel: 174-48-018 Owner: JOU, SEN Use: SINGLE FAMILY RESIDENCE Cash Down: \$500,000 Pool Sqft: 700 Legal: CHENEY PLACE MCR 388/42	Site: 7137 E BLUEBIRD LN*PARADISE VALLEY AZ Mail: 7137 E BLUEBIRD LN*PARADISE VALLEY AZ Ph: Doc: 107598 Sqft: 5,057 Rms: 10 Beds: Baths: 6.7	Sale: \$1,350,000 FCV: \$1,353,500 Imp: 80% Ltsz: 43,204 Lt/Blk: 7/	85253 85253 Date: 02/14/2000
178	Parcel: 174-48-019 Owner: BLUEBIRD LANE LLC Use: VACANT -RESID URBAN Cash Down: \$215,000 Pool Sqft: Legal: CHENEY PLACE MCR 388/42	Site: 7101 N 71ST PL*PARADISE VALLEY AZ Mail: 7271 E SAN ALFREDO DR*SCOTTSDALE AZ Ph: Doc: 375928 Sqft: Rms: Beds: Baths:	Sale: FCV: \$327,000 Imp: 0% Ltsz: 1.15 A Lt/Blk: 8/	85258 Date: 05/17/2000
179	Parcel: 174-48-020 Owner: BERARDI, MATTHEW J Use: SINGLE FAMILY RESIDENCE Cash Down: \$200,000 Pool Sqft: 600 Legal: CHENEY PLACE MCR 388/42	Site: 7241 N 71ST PL*PARADISE VALLEY AZ Mail: 7241 N 71ST PL*PARADISE VALLEY AZ Ph: Doc: 267275 Sqft: 5,719 Rms: 11 Beds: Baths: 5.7	Sale: \$755,000 FCV: \$889,500 Imp: 80% Ltsz: 1.09 A Lt/Blk: 9/	85253 85253 Date: 04/23/1997
180	Parcel: 174-48-021 Owner: ILARDO, SALVATORE & GRAZIA Use: SINGLE FAMILY RESIDENCE Cash Down: \$205,000 Pool Sqft: 500 Legal: CHENEY PLACE MCR 388/42	Site: 7291 N 71ST PL*PARADISE VALLEY AZ Mail: 11237 N 15TH LN*PARADISE VALLEY AZ Ph: Doc: 3364 Sqft: 5,657 Rms: 9 Beds: Baths: 5.0	Sale: \$205,000 FCV: \$1,007,500 Imp: 80% Ltsz: 1.21 A Lt/Blk: 10/	85253 85253 Date: 01/03/1996

181	Parcel: 174-48-022 Owner: MOWZON,MAX Use: SINGLE FAMILY RESIDENCE Cash Down: Pool Sqft: Yb: 2000 Legal: CHENEY PLACE MCR 388/42	Site: 7373 N 71ST ST*PARADISE VALLEY AZ Mail: 7335 E EVANS RD*SCOTTSDALE AZ Ph: Doc: 135603 Sqft: 6,102	Sale: FCV: \$900,500 Rms: 9 Beds: Baths: 8.0	85253 85260 Date: 02/24/1998 Imp: 80% Ltsz: 1.16 A Lt/Blk: 11/
182	Parcel: 174-48-023 Owner: MEISWINKEL,TR Use: SINGLE FAMILY RESIDENCE Cash Down: \$200,000 Pool Sqft: 350 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	Site: 7407 N 71ST PL*PARADISE VALLEY AZ Mail: 7407 N 71ST PL*PARADISE VALLEY AZ Ph: (480)367-1221 Doc: 492733 Sqft: 4,980	Sale: \$1,000,000 FCV: \$805,000 Rms: 10 Beds: Baths: 7.5	85253 85253 Date: 06/10/1998 Imp: 80% Ltsz: 1.04 A Lt/Blk: 12/
183	Parcel: 174-48-024 Owner: CHIRCUS,TR Use: SINGLE FAMILY RESIDENCE Cash Down: \$542,830 Pool Sqft: 700 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	Site: 7410 N 71ST PL*PARADISE VALLEY AZ Mail: 7410 N 71ST PL*PARADISE VALLEY AZ Ph: Doc: 223278 Sqft: 5,897	Sale: \$1,542,830 FCV: \$1,629,000 Rms: 11 Beds: Baths: 8.7	85253 85253 Date: 03/23/1998 Imp: 80% Ltsz: 1.00 A Lt/Blk: 13/
184	Parcel: 174-48-026 Owner: MATTAL,LARRY A & ROBBINS R Use: SINGLE FAMILY RESIDENCE Cash Down: \$277,500 Pool Sqft: 448 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	*B* Site: 7130 E VALLEY TRL*PARADISE VALLEY AZ Mail: 7130 E VALLEY TRL*PARADISE VALLEY AZ Ph: Doc: 599082 Sqft: 6,343	Sale: FCV: \$1,421,500 Rms: 12 Beds: Baths: 7.0	85253 85253 Date: 06/23/1999 Imp: 80% Ltsz: 41,829 Lt/Blk: 15/
185	Parcel: 174-48-027 Owner: YATRIDOU,ANDRONICKI Use: SINGLE FAMILY RESIDENCE Cash Down: \$100,000 Pool Sqft: 700 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	Site: 7148 E VALLEY TRL*PARADISE VALLEY AZ Mail: 7148 E VALLEY TRL*PARADISE VALLEY AZ Ph: Doc: 77135 Sqft: 4,594	Sale: \$1,150,000 FCV: \$1,320,000 Rms: 9 Beds: Baths: 6.5	85253 85253 Date: 01/30/1998 Imp: 80% Ltsz: 1.03 A Lt/Blk: 16/
186	Parcel: 174-48-028 Owner: MUNSON,TR Use: SINGLE FAMILY RESIDENCE Cash Down: \$301,000 Pool Sqft: 500 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	Site: 7298 N 71ST PL*PARADISE VALLEY AZ Mail: 7298 N 71ST PL*PARADISE VALLEY AZ Ph: Doc: 906717 Sqft: 4,811	Sale: \$301,000 FCV: \$912,500 Rms: 11 Beds: Baths: 5.5	85253 85253 Date: 12/31/1996 Imp: 80% Ltsz: 42,976 Lt/Blk: 17/
187	Parcel: 174-48-029 Owner: EFUNE TRUST Use: SINGLE FAMILY RESIDENCE Cash Down: \$65,000 Pool Sqft: 500 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	*P* Site: 7246 N 71ST PL*PARADISE VALLEY AZ Mail: 7140 E BLUEBIRD LN*PARADISE VALLEY AZ Ph: Doc: 280970 Sqft: 5,809	Sale: \$282,500 FCV: \$1,363,500 Rms: 12 Beds: Baths: 7.7	85253 85253 Date: 04/25/1996 Imp: 80% Ltsz: 42,756 Lt/Blk: 18/
188	Parcel: 174-48-030 Owner: BRUMMER,ROBERT & LORI Use: SINGLE FAMILY RESIDENCE Cash Down: Pool Sqft: 500 Yb: 1996 Legal: CHENEY PLACE MCR 388/42	Site: 7126 E BLUEBIRD*PARADISE VALLEY AZ Mail: 1106 SIEMER DR*DENISON IA Ph: Doc: 199169 Sqft: 5,857	Sale: \$1,400,000 FCV: \$1,376,000 Rms: 11 Beds: Baths: 5.7	85253 51442 Date: 03/16/2000 Imp: 80% Ltsz: 42,600 Lt/Blk: 19/
189	Parcel: 174-48-031 Owner: DVF,IOFTR Use: SINGLE FAMILY RESIDENCE Cash Down: \$150,000 Pool Sqft: 400 Yb: 1997 Legal: CHENEY PLACE MCR 388/42	Site: 7121 E VALLEY TRL*PARADISE VALLEY AZ Mail: 7121 E VALLEY TRL*PARADISE VALLEY AZ Ph: Doc: 986704 Sqft: 5,015	Sale: FCV: \$933,000 Rms: 10 Beds: Baths: 6.0	85253 85253 Date: 08/25/2004 Imp: 80% Ltsz: 42,795 Lt/Blk: 20/

190	Parcel: 174-48-032 Owner: CHENEY MANOR L L C Use: Cash Down: Pool Sqft: Legal: CHENEY PLACE MCR 388/42 PRIVATE STREET	Site: Mail: 7373 E DOUBLETREE RANCH RD*SCOTTSDALE AZ Ph: Doc: -887176 Sqft: Rms:	Sale: FCV: \$500 Beds: Baths:	Date: 12/21/1994 Imp: 0% Ltsz: 3.60 A Lt/Blk:
191	Parcel: 174-49-001-A Owner: SCOTTSDALE PLAZA RESORT Use: CONVERTED Cash Down: Pool Sqft: Legal: S2 SE4 SE4 EX BEG SW COR SE4 SE4 TH N TO NW COR S2SE4 SE4	Site: 7200 N SCOTTSDALE RD*SCOTTSDALE AZ Mail: 7400 E MCCORMICK PKY B200*SCOTTSDALE AZ Ph: Doc: 715585 Sqft: Rms:	Sale: FCV: \$2,344,398 Beds: Baths:	Date: 09/30/1994 Imp: 0% Ltsz: 8.97 A Lt/Blk:
192	Parcel: 174-49-002-A Owner: SCOTTSDALE PLAZA RESORT Use: RESORTS Cash Down: Pool Sqft: Legal: N2 SE4 SE4 EX E 47F & EX PER D/P 9703-758 RDS	Site: 7200 N SCOTTSDALE RD*PARADISE VALLEY AZ Mail: 7400 E MCCORMICK PKY B200*SCOTTSDALE AZ Ph: Doc: 715585 Sqft: 364,109 Rms:	Sale: FCV: \$36,214,158 Beds: Baths:	Date: 09/30/1994 Imp: 84% Ltsz: 19.00 A Lt/Blk:
193	Parcel: 177-01-001-D Owner: MCCORMICK RANCH PROPERTY Use: Cash Down: Pool Sqft: Legal: COM NW COR SEC 2 ALG WLY LN S 475F E 73F CONT E 340.25F S	Site: Mail: 9248 N 94TH ST*SCOTTSDALE AZ Ph: Doc: 105270645 Sqft: Rms:	Sale: FCV: \$500 Beds: Baths:	Date: 12/25/1958 Imp: 0% Ltsz: 32.44 A Lt/Blk:
194	Parcel: 177-01-001-K Owner: STARPOINTE INDIAN BEND Use: VACANT/RURAL NON Cash Down: Pool Sqft: Legal: PT SW4 SEC 2 P/D 12023/28	Site: Mail: 7025 N SCOTTSDALE RD 310*SCOTTSDALE AZ Ph: Doc: 724242 Sqft: Rms:	Sale: \$34,000,000 FCV: \$100,830 Beds: Baths:	Date: 06/25/2004 Imp: 0% Ltsz: 12.74 A Lt/Blk:
195	Parcel: 177-01-001-Q Owner: MCCORMICK RANCH GOLF CLUB Use: GOLF COURSE 18-36 HOLE Cash Down: Pool Sqft: Legal: TH PT LY S OF SLY R/W LN MCCORMICK PKWY AS DESC P/D	Site: 7505 E MCCORMICK PKWY*SCOTTSDALE AZ Mail: 7505 E MCCORMICK PKWY*SCOTTSDALE AZ Ph: Doc: 140631312 Sqft: 19,925 Rms:	Sale: \$3,270,000 FCV: \$1,934,283 Beds: Baths:	Date: 11/30/1979 Imp: 95% Ltsz: 186.47 Lt/Blk:



**mccormick
ranch**

property owners' association

MAR 28 2005

March 24, 2005

Starpointe Communities
7025 N. Scottsdale Rd., Ste. 310
Scottsdale, AZ 85253

Re: Rezoning of Radisson Resort Property
7171 N. Scottsdale Road
Scottsdale, Arizona

Dear Starpointe Communities:

Please let this letter serve as written verification that the McCormick Ranch Property Owners' Association has reviewed the proposed site plan and elevations as they pertain to the rezoning of the land where the Radisson Resort currently resides at 7171 N. Scottsdale Road. When the time comes, the Board of Directors agreed that we will support Starpointe Communities' request to rezone the site from C-2/R-4R to C-1/R-5 in order to develop a residential housing community consisting of 480 condominium units with mixed retail.

Sincerely,

Garth E. Saager
Executive Director

GES/kb

Cc: POA Directors

Tue. Sep. 6th, 05

Dear Mr. Cummins,

I still do not understand why we have to give in to these greedy land developers & instead have some vision & revitalization of a beautiful resort property.

La Posada, Mountain Shadows & now Francisco Grande are doing it not to mention the Wigwams additions in the West Valley.

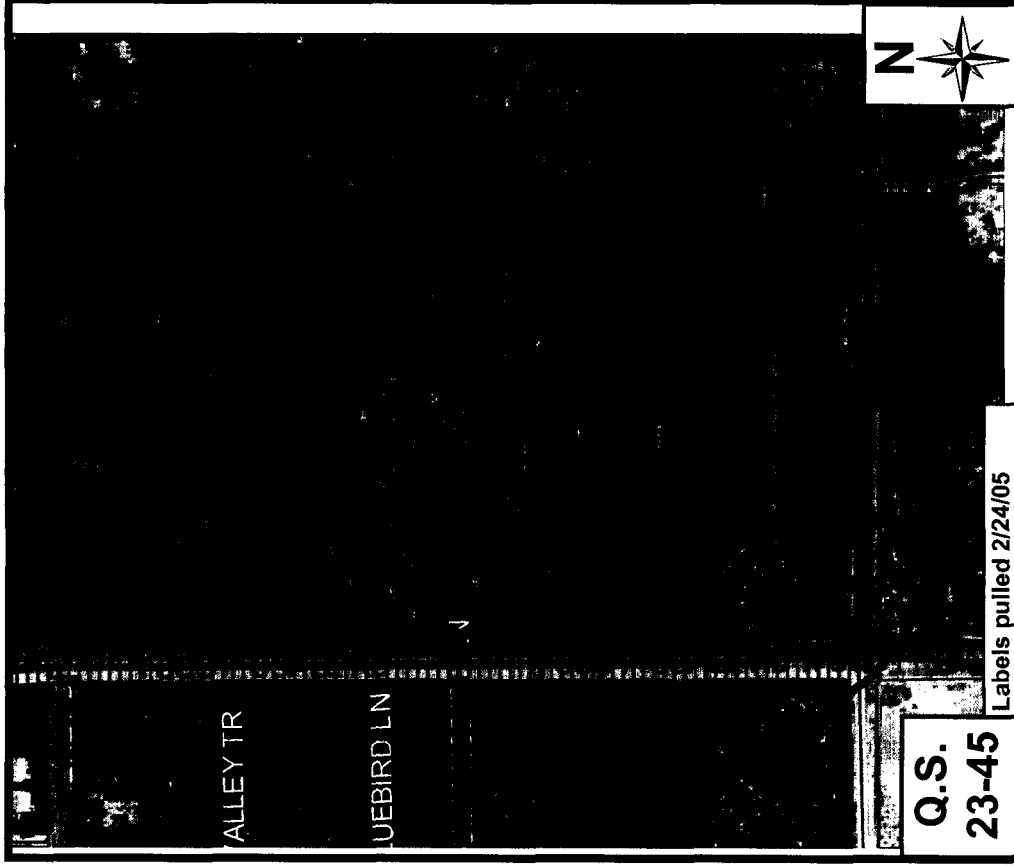
Scottsdale needs to think about this more and what could be. We need more of a community feel to our city & condos are not the answer on McCormick Ranch in my opinion.

Sincerely,

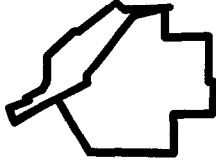
PAUL SMITH

P.S. They (Starpointe) should not be allowed to ruin the property in their quest for the gold. They should sell that land.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Colonia Encantada
- Camello Vista
- McCormick Ranch Property Owners Association
- Shores Condominium Association

Q.S.
23-45

Labels pulled 2/24/05



Artesia

1-GP-2005 & 2-ZN-2005

ATTACHMENT #10

3. 28-UP-2004 (Next Bar & Nightclub)

COMMISSIONER SCHWARTZ MOVED TO CONTINUE CASE NUMBERS 9-UP-2005 (Drinx) AND 28-UP-2004 (Next Bar & Nightclub) TO THE SEPTEMBER 28, 2005 HEARING. SECONDED BY COMMISSIONER STEINKE.

Upon invitation by Chairman Gulino, no members of the public elected to speak on either of the cases.

THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

Chairman Gulino announced that he has a conflict on case numbers 2-AB-2005 (The Reserve & Gold Club Scottsdale) and 11-ZN-2005 (DHL Campus Phase III) and will not be participating in the discussion or vote pertaining to either of those cases.

Chairman Gulino noted the concurrence of the Commission to move the items from the regular agenda to the expedited agenda. Upon invitation by Chairman Gulino, no members of the public elected to speak regarding any of the cases on either the expedited or regular agenda.

Chairman Gulino deferred the proceedings to Vice-Chairman Steinberg and departed the meeting.

4. 2-AB-2005 (The Reserve & Gold Club Scottsdale)

10. 11-ZN-2005 (DHL Campus Phase III)

COMMISSIONER SCHWARTZ MOVED TO APPROVE CASES 2-AB-2005 (The Reserve & Gold Club Scottsdale) AND 11-ZN-2005 (DHL Campus Phase III). SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED WITH A VOTE OF SIX (6) TO ZERO (0), WITH CHAIRMAN GULINO RECUSING.

Chairman Gulino re-joined the meeting.

COMMISSIONER BARNETT MOVED TO APPROVE:

5. 4-AB-2005 (GLO Abandonment 129th Street)

6. 8-AB-2005 (Troon Canyon Estates 2)

7. 12-AB-2005 (The Courtyards At Desert Park)

8. 14-AB-2005 (The Estates at Miramonte)

9. 29-ZN-2000#3 (Whisper Rock)

REGULAR AGENDA

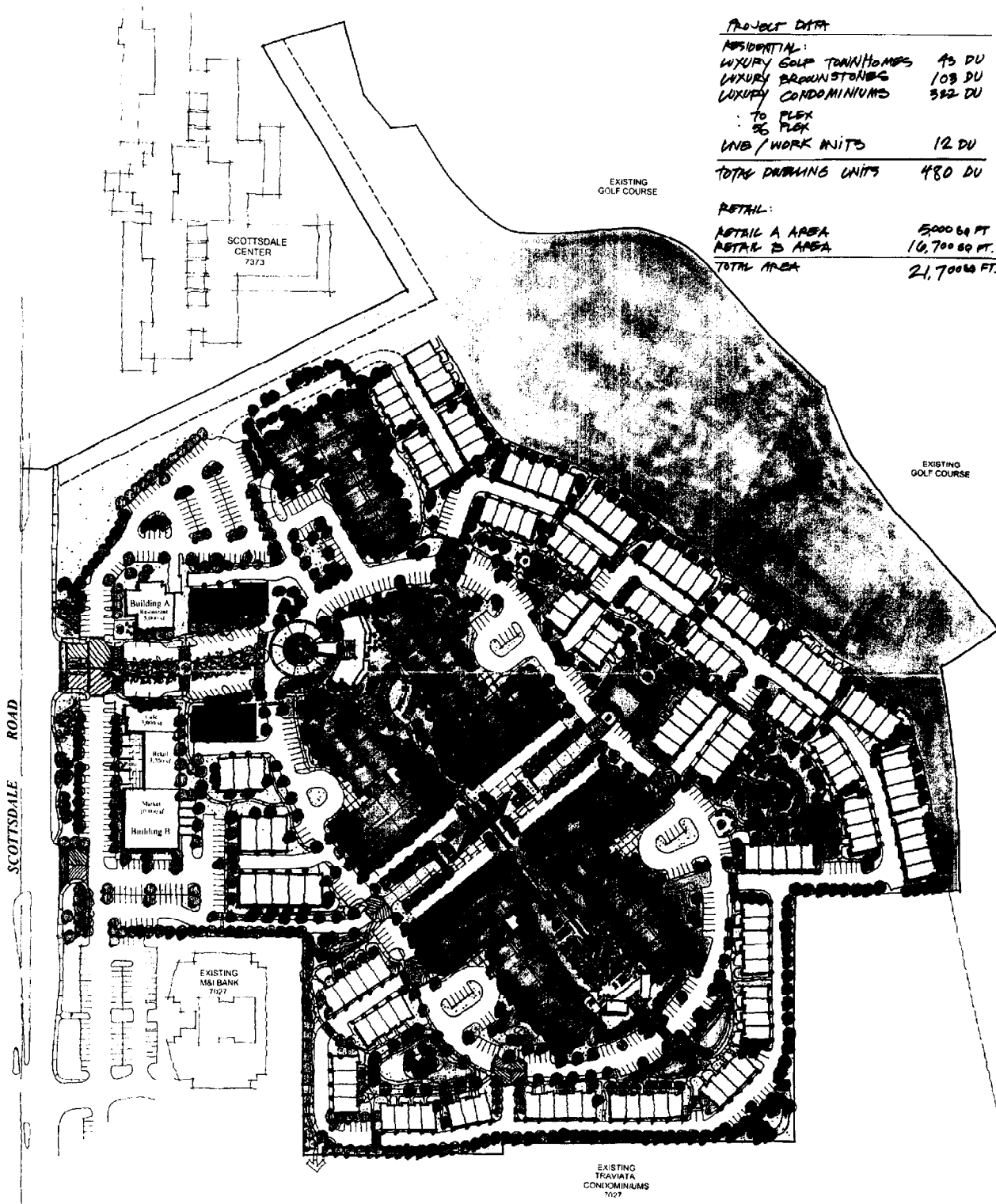
11. 1-GP-2005 (Artesia)
12. 2-ZN-2005 (Artesia)

**THE MOTION WAS SECONDED BY COMMISSIONER HESS AND
CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).**

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 5:07 P.M.

Respectfully submitted,
A-V Tronics, Inc.



PROJECT DATA

RESIDENTIAL:	
LUXURY GOLF TOWNHOMES	45 DU
LUXURY BROWNSTONES	103 DU
LUXURY CONDOMINIUMS	332 DU
TO PLEX 56 PLEX	
UNB / WORK UNITS	12 DU
TOTAL DWELLING UNITS	480 DU

RETAIL:	
RETAIL A AREA	5,000 sq. ft.
RETAIL B AREA	16,700 sq. ft.
TOTAL AREA	21,700 sq. ft.

ARTESIA – CONCEPTUAL SITE PLAN

7171 NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

STARPOINTE
Building Homes, Building Values
7025 North Scottsdale Road - Suite 119 | Scottsdale, Arizona 85251

UB NO. 205054 DATE: 6/09/05

NORTH ↑ SCALE 1" = 50'



ATTACHMENT #12

2-ZN-05

7-19-05

Warnick & Company

July 8, 2005

Mr. Rob Lyles
Starpointe Properties, LLC
7025 North Scottsdale Road, Suite 310
Scottsdale, Arizona 85253

Dear Mr. Lyles:

Warnick & Company, LLC has completed its analysis relative to the closure of the 318-room Radisson Resort Scottsdale ("Subject Property") to determine whether the loss of the Subject Property will negatively impact the appeal of an area designated by the city of Scottsdale as the "Resort Corridor" and the relative negative impact on bed tax collections for the city.

The Subject Property was closed in April 2005. In order to gain an understanding of the position the Subject Property had in the market and the potential impact of its closure, we looked at the Scottsdale lodging market as a whole, and then completed a more refined analysis of the set of hotels specifically located within the Resort Corridor. For clarity, the aforementioned market areas are defined as follows.

- The overall Scottsdale lodging market ("Scottsdale Lodging Market") encompasses 58 hotels (approximately 11,000 rooms) located throughout the city of Scottsdale, as well as a select number of properties located immediately adjacent to Scottsdale in Phoenix, Paradise Valley, Carefree, and Fountain Hills. The Scottsdale Lodging Market offers a wide variety of product ranging from luxury golf resorts to select-service hotels, the majority of which are located on, or proximate to, Scottsdale Road. It is this grouping of properties, and specifically the concentration of luxury golf resorts that contribute to the appeal and recognition of Scottsdale as a world-renowned leisure and group destination.
- The Scottsdale Resort Corridor ("Resort Corridor") is an area designated by the city of Scottsdale as the area along Scottsdale Road between Mountain View Road to the North and Chaparral Road in the central portion of the city of Scottsdale. From a lodging perspective, the Resort Corridor is dominated by mid-tier, group-oriented resorts, including the Subject Property. Prior to its closing, many of these hotels represented the most direct competition to the Subject Property. Overall, the Resort Corridor represents a relatively small portion of the Scottsdale Lodging Market, encompassing approximately 4,000 rooms (including the 318-room Subject Property). The majority of the more recognized resort and golf properties in the Scottsdale Lodging Market are located outside the Resort Corridor itself.

We also analyzed trends in bed tax collection activity for the city of Scottsdale. It should be noted that while the hotels included in the Resort Corridor and the Scottsdale Lodging Market as a whole are considered Scottsdale hotels and contribute to the support and appeal of the destination, several properties are not located in the city of Scottsdale and, therefore, are not contributing to the city's bed tax collections. As such, our bed tax analysis was not tied to the historic/anticipated performance of the Scottsdale Lodging Market or the Resort Corridor, as it includes only those hotels located in the city of Scottsdale.

Mr. Rob Lyles
Starpointe Properties, LLC
July 8, 2005
Page 2

The following are our findings and conclusions.

Conclusions

We believe that the closure of the Subject Property will not pose a threat to the appeal of the Scottsdale Resort Corridor, or the city of Scottsdale as a destination, and should not have a negative impact on future bed tax collections. This conclusion is based on a number of factors, including the following.

- Prior to closing, the Subject Property was positioned in the low quartile of its respective competitive market, as well as the resort market as a whole in metropolitan Phoenix, from both a quality and rate positioning standpoint.
- The Subject Property was in below-average condition over the past several years, offering dated facilities and amenities, and in need of significant renovation in order to effectively compete or even maintain its market position. The Subject Property had historically been losing its competitive position in the market and experienced a consistent decline in overall market performance.
- The Subject Property was not of the scope and quality to be a demand generator on its own. It was an overflow hotel when the market was tight. As such, its closure should not have any impact on the visitor's choice of Scottsdale as a destination. In fact, one could argue that its closure positively impacts Scottsdale as a destination because it eliminates a potential negative first impression by eliminating substandard rooms from the market.
- The Subject Property represented a relatively small portion of the Resort Corridor and overall Scottsdale Lodging Market. There is ample room capacity to accommodate demand displaced by the closure of the Subject Property. This demand will likely be accommodated by hotels capturing higher rate structures and offering more appealing facilities and amenities. Both the Scottsdale Lodging Market and the set of hotels in the Resort Corridor have a demonstrated ability to capture demand displaced by the closure of hotels. There are recent examples where continued growth in occupancy, average rate, and total room revenue has been evident, indicating no negative impact from the closure of older hotel/resort product.
- A significant number of hotels in the Scottsdale Lodging Market have completed, or are in the process of completing, renovation and expansion projects. In addition, there are several new hotels proposed for development in the market. The upgraded and new hotels should enhance the overall appeal of Scottsdale, heighten the visitor experience, and increase the potential for stronger occupancy, average rates, total revenue, and bed tax collections. With the Subject Property closed, these become first choice hotels.
- Properties that are not renovated or updated will continue to lose market share and, by virtue of their declining quality, will likely pose a threat to the overall visitor experience the city of Scottsdale is working so hard to preserve.
- The lower performance (expressed in both lower occupancies and average rates) of the older, less competitive hotels, such as the Subject Property, drives down market occupancy and average rate, which has a direct impact on hotel revenues and related bed taxes to the city.

As the older properties close or are repositioned and new hotels enter the market, revenue and related bed tax is enhanced by the new product's ability to capture a higher average daily rate ("ADR"). The newer properties will also have a greater potential to generate revenue through ancillary sources such as food and beverage, retail, and spa/fitness, thus creating additional tax income for the city.

- The opening success of the Westin Kierland and the Marriott Desert Ridge has attracted the attention of buyers and developers surprised at the strength and depth of the Scottsdale and surrounding market. Eliminating weaker, less competitive supply (such as the Subject Property) strengthens the other existing first-class hotels and allows them to drive higher occupancy and average rates. Success breeds success and more first-class hotels should follow, further boosting the appeal of the market, revenues, and related bed tax revenues.
- We believe that the Scottsdale market is poised for continued growth in the foreseeable future. As a result of the enhanced product base and proposed new hotel development in Scottsdale, we estimate that the lodging market, and specifically the Subject Property's competitive market, will experience continued growth in demand and average rate. The related growth in revenue and bed tax generation should overshadow any impact brought on by the closure of the Subject Property.
- The residential master plan designed for the Subject Property will create a new, affluent residential base in the heart of the Scottsdale Resort Corridor. These residents will likely utilize the area services and amenities (retail, restaurants, etc.), which should increase sales tax potential for the city.

Additional support for our conclusions is presented on the following pages.

Scottsdale Lodging Market

The city of Scottsdale is world renowned for its mild climate, Western character, natural beauty, specialty Native American/Southwestern retail facilities and galleries, and high-quality destination resorts and golf facilities. As a result, Scottsdale continues to be a premier leisure and group destination on a national and international level, as well as a highly desirable residential market.

The vast majority of the attractions and amenities offered in Scottsdale, including lodging facilities, are situated along, or proximate to, Scottsdale Road, including numerous destination golf resorts and other leisure/tourist attractions, such as Old Town, the Fifth Avenue arts district, Scottsdale Fashion Square, the Borgata, Kierland Commons, the Scottsdale Promenade, and Rawhide. The corridor also includes commercially-oriented areas like the Scottsdale Airpark.

The Scottsdale Lodging Market is diverse, ranging from luxury to budget properties. As residential and commercial growth has occurred in the market, the base of lodging demand has expanded. Historically, the market has been heavily group- and leisure-oriented, supported mainly by the mid-tier and luxury resort properties located throughout the city. Over the past several years, several select-service hotels have entered the market providing support for the growing commercial base in Scottsdale, as well as

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providing alternative facilities for more price-sensitive leisure visitors. Notwithstanding this, the concentration of high-quality resorts and golf facilities continue to be one of the main factors driving the continued appeal and recognition of Scottsdale as a national/international leisure and group destination.

A census of the properties in the Scottsdale Lodging Market and a map illustrating their respective location is presented as Attachments A and B.

As the census indicates, there are 11,480 hotel rooms in the Scottsdale Lodging Market. Approximately 54 percent of the hotel inventory is comprised of resort hotels, followed by select-service hotels (38 percent) and full-service hotels (8 percent). Prior to closing, the Subject Property represented approximately 5 percent of the resort supply on the Scottsdale Road Corridor and only 2.7 percent of the total room inventory. Since 2002, the Scottsdale Lodging Market has seen the opening of one major destination resort, the 732-room Westin Keirland Resort, and the recent addition of the James Hotel, an upscale full-service boutique hotel located in downtown Scottsdale. Three select-service hotels have also opened during this period. Notwithstanding these additions, the overall inventory in the Scottsdale Lodging Market has recently declined as a result of the closure of the Valley Ho, the Holiday Inn Sunpree Resort, the April 2005 closure of the Subject Property, the Doubletree La Posada Resort and the Marriott Mountain Shadows Resort. The Doubletree Las Posada Resort and the Marriott Mountain Shadows are mid-market resorts located in the adjacent town of Paradise Valley. These properties are currently being redeveloped into mixed-use residential resort projects. Current plans call for each project to include luxury residential development and a boutique hotel.

The Scottsdale Lodging Market has a proven ability to absorb hotels that have closed without sacrificing the ability to accommodate demand and related bed tax generation. In fact, after the 2004 closing of the 200-room Holiday Inn Sunpree Resort and the 331-room Marriott Mountain Shadows, hotels in the Scottsdale Lodging Market continued to experience growth in demand, revenue and related bed tax collections for the year. Bed taxes will be discussed in more detail later in this letter report.

Notwithstanding the moderate new supply, a number of changes are occurring that are having a very positive impact on the overall market. In order to maintain/enhance their market position in an ever-increasing competitive environment, many hotel owners have recently chosen to invest considerable capital to renovate, expand, and reposition their properties. Within the resort sector, a number of properties have recently, or are in the process of major renovation and expansion projects. In most cases, these projects are significant (new meeting space and food and beverage facilities, spas, upgraded rooms, etc.) and have been designed to enhance the respective property's ability to compete in the local, regional, and national marketplace, to allow for greater average rate potential, and to insulate them from the impact of new supply in the future.

In lieu of renovation, and realizing that they cannot compete, the ownership of several of the resort properties in the in the Scottsdale Lodging Market, similar in age and condition to the Subject Property, have opted to close their respective resorts and redevelop them with a mixed-use concepts, including residential, retail, and a repositioned upscale/luxury boutique hotel component. These properties include the James Hotel (opened in January 2004) and the Hotel Valley Ho both in downtown Scottsdale, as well

as the Marriott Mountain Shadows and Doubletree La Posada. Other owners have simply decided that the capital investment required to renovate or reposition the hotel would not be worth the inherent risk or would not meet their return requirements. As such, they have chosen to close these hotels and redevelop the property with another use, primarily residential. There comes a point when considering renovation that it is simply not financially feasible to invest the capital necessary to bring an older property to a level where it can effectively compete in the market place going forward. This has been the case with both the Holiday Inn Sunspree Resort and the Subject Property.

In addition to expansion and renovation efforts, a development trend has been occurring, and continues to occur, in the market involving upscale/luxury boutique hotels and resorts within the Scottsdale Lodging Market. The 2004 opening of the James Hotel in downtown Scottsdale served as an expansion of the base of existing upscale/luxury boutique hotels in the market, including the Boulders and Four Seasons. Four other boutique hotels are in the planning/development stages in the Scottsdale Lodging Market, including two hotels in the in the downtown area. These properties include the following.

Scottsdale Lodging Market Planned Boutique Hotel Projects			
Property	# Rooms	Opening	Comments
Hotel Valley Ho 68 th Street and Indian School Road	194	2005	The Hotel Valley Ho is currently under construction and scheduled to open in January 2006. The property will be an upscale boutique hotel positioned at the top end of the hotels in the Scottsdale Road Corridor.
W Hotel 75 th Street and Camelback Road	275	2008	The W Hotel is an upscale boutique hotel that is currently in the development/planning stages. The property is scheduled to open in January 2008 and will be positioned at the top end of the hotels in the Scottsdale Road Corridor.
Ritz-Carlton Scottsdale Scottsdale Road and Lincoln Drive	200	2008	The Ritz-Carlton is a luxury boutique resort that is currently in the development/planning stage. The property is scheduled to open in January 2008 and will be positioned at the top end of the hotels in the Scottsdale Road Corridor.
Smoke Tree Resort Scottsdale Road and Lincoln Drive	100	2008	The Smoke Tree Resort is currently a 25-unit hotel located near Scottsdale Road and Lincoln Drive. The property is currently for sale. We anticipate that a buyer will redevelop the property as a 100-room upscale boutique resort. We believe the property will be positioned in the upper end of the hotels in the Scottsdale Road Corridor.

The ongoing upgrades and expansion to existing product, as well as the product quality and appeal of the new boutique hotels will only further enhance the image and overall destination appeal of the Scottsdale Lodging Market, especially in the downtown area, and allow the market to more effectively compete on a regional and national level. This development is creating a new "urban" hotel experience in downtown Scottsdale, with a major focus on shopping and the arts. Overall, the enhancements made to existing

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product as well as the new hotels themselves will attract new demand into the market and provide average rate lift. Combined, increased demand and higher rate structures will enhance revenues and related bed taxes for the city of Scottsdale.

The threat of new supply continues to put pressure on existing properties from a condition and facilities perspective. Those properties that are not renovated or updated will likely continue to lose market share and, by virtue of their quality, could pose a threat to the overall visitor experience the city of Scottsdale is working so hard to preserve. These properties could also negate some of the positive impact the newer properties will have on the overall appeal and performance of the market. The lower performance of the older, less competitive hotels drives down market occupancy and average rate, which has a direct impact on hotel revenues and related bed taxes to the city. As the older properties close, or are repositioned and new hotels enter the market, revenue and related bed tax is enhanced by the new product's ability to capture a higher ADR. The newer properties will also have a greater potential to generate revenue through ancillary sources such as food and beverage, retail, and spa/fitness. This creates additional tax income for the city.

Scottsdale Resort Corridor/Competitive Market Analysis

As indicated earlier, the Scottsdale Resort Corridor has been designated by the city of Scottsdale as the area along Scottsdale Road between Mountain View Road to the North and Chaparral Road in the central portion of the city. From a lodging perspective, the Resort Corridor is dominated by mid-tier, group-oriented resorts including the Subject Property. Overall, the Resort Corridor represents a relatively small portion of the Scottsdale Lodging Market encompassing 3,995 rooms (including the 318-room Subject Property). The majority of the more recognized resort and golf properties in the Scottsdale Lodging Market are located outside the Resort Corridor.

Resort Corridor Hotel Inventory

Of the 3,995 rooms in the Resort Corridor, approximately 77 percent of the total guestroom inventory is made up of resort hotels, followed by select-service hotels (14 percent), and full-service hotels (9 percent). The Subject Property represented approximately 8 percent of the total guestroom inventory. As is the case with the Scottsdale Lodging Market as a whole, a portion of the Resort Corridor hotel inventory is located outside the city of Scottsdale, in this case, the town of Paradise Valley.

A census of the lodging properties situated in the Resort Corridor and a map illustrating their respective locations is presented as Attachment C and D.

Subject Property Competitive Market Analysis

Prior to closing, the Subject Property was most directly competitive with the larger full-service and resort hotels in the Resort Corridor. A census outlining each of these properties and their respective competitive position in the market is presented as follows ("Competitive Market"). We have focused on this set as a means to address the potential impact that the closure of the Subject Property might have on the Resort Corridor itself. It should be noted that we included the Holiday Inn Sunspree Resort in the census as it

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was located in the Resort Corridor and, prior to it closing in April 2004, was competitive to the Subject Property. The Holiday Inn Sunspree Resort is also included in historical market performance table presented later.

Scottsdale Resort Corridor Competitive Market			
Property	# Rooms	Year Opened	Comments
Hyatt Regency Scottsdale	493	1987	The property is a luxury destination resort positioned at the top end (rate structure, quality) of the hotels included in the Competitive Market. The property recently completed a renovation including the addition of a new ballroom and spa.
Scottsdale Plaza Resort	404	1976	The property is a moderately priced resort positioned in the upper range (rate structure, quality) of the hotels in the Competitive Market. An extensive renovation was recently completed (2004-2005), including all of the guest suites, meeting space, restaurants, lobby, and fitness facilities. All of the standard guestrooms were renovated in 2001. The amphitheater is scheduled for renovation in June 2005.
Radisson Resort & Spa Scottsdale (Subject Property)	318	1976	The Subject Property closed in April 2005. The property was in need of renovation and positioned in the lower range (rate structure, quality) of the hotels in the Competitive Market.
Scottsdale Resort and Conference Center	326	1976	The property is a true conference center and is positioned in the upper end (rate structure, quality) of the hotels in the Competitive Market. An extensive renovation was completed at the property in 2003. The renovation involved virtually all of the resort's facilities and amenities, including HVAC systems, all hard and soft goods in the guestrooms, all of the public meeting restaurant and lobby space, public space FF&E, and exterior upgrades and landscaping.

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Scottsdale Resort Corridor Competitive Market			
Property	# Rooms	Year Opened	Comments
Millennium Scottsdale Resort	125	1974	The property is a mid-tier resort and is positioned in the lower end (rate structure) of the hotels in the Competitive Market. A major renovation was completed at the property in 2001 and included the addition of a new meeting room, and upgrades to the lobby, meeting space, and restaurant/lounge. Exterior building and landscape upgrades were also completed at this time.
Holiday Inn Sunspree Resort	200	1978	The property was closed in April 2004. Historically, the property was in average to poor condition and was positioned at the low end (rate structure, quality) of the Competitive Market.
Hilton Scottsdale Resort & Villas	185	1973	The property is a mid-tier resort and is positioned in the middle (rate structure, quality) of the hotels in the Competitive Market. The property was closed in 1999 and underwent a complete renovation that included all guestrooms, public space, pool area exterior upgrades, a new ballroom, and fitness facility. The property reopened in 2000. All of the guestroom hard and soft goods were replaced in February 2005.
Doubletree Paradise Valley Resort	378	1984	The property is a mid-tier resort and is positioned in the middle (rate structure, quality) of the Competitive Market.
Renaissance Scottsdale Resort	171	1982	The property is a mid-tier resort positioned in the middle (rate structure, quality) of the Competitive Market. An extensive renovation was completed at the property in 2000-2001 and included replacement of hard and soft goods in all guestrooms, and upgrades to the restaurant. The meeting facilities were upgraded in 2002. A replacement of the HVAC system is planned for the near future. It should be noted that this hotel is currently in escrow. The buyer plans to keep it as a resort and invest significant capital to reposition the hotel.

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Scottsdale Resort Corridor Competitive Market			
Property	# Rooms	Year Opened	Comments
Caleo Resort & Spa (formerly SunBurst Resort)	210	1976	The property was recently renovated and repositioned. The renovation included all public areas and guestrooms, a new pool area and spa. The resort was recently re-named the Caleo Resort and Spa.
Chaparral Suites Hotel	311	1980	The property is an all-suite hotel and is positioned at the lower end (rate structure, quality) of the hotels in the Competitive Market.

As indicated in the census, with the exception of the Subject Property and the Holiday Inn Sunspree Resort, both of which have closed, most of the hotels have recently completed, or are in the process of planning a major renovation and/or expansion.

The historical performance of the Competitive Market is presented as Attachment E. It should be noted that the historical market performance includes the Subject Property which closed in April 2005, as well as the Holiday Inn Sunspree Resort which closed in April 2004.

As indicated in the performance table, the Competitive Market has experienced an increase in demand over the past couple of years. During this same period, the Competitive Market experienced a decrease in supply with the closure of the Holiday Inn Sunspree Resort in April 2004. The increase in demand and related decrease in supply resulted in a moderate increase in occupancy in 2002 and 2003 and a stronger increase (7.3 percent) in 2004 to 64.7 percent. Through March 2005, occupancy growth in the Competitive Market continues to be strong.

The Competitive Market experienced a decline in average rates between 2000 and 2003. This decline reflects the impact of the terrorist attacks of September 11, 2001; the general economic decline during this period, as well as the impact of significant new resort supply that entered the metropolitan Phoenix area in late 2002 (the Westin Kierland Resort, Marriott Desert Ridge, Sheraton Wild Horse Pass). The new resort supply was absorbed without having a negative impact on the market occupancies, which was the result of the ability of the new resorts to induce new demand in the market, as well as demonstrated the strength of the Phoenix/Scottsdale area as a destination. The new supply, however, did create additional pressure on average rates, resulting in a more rate-competitive environment during the period. As a result of higher occupancy, the Competitive Market experienced a moderate increase in average daily rate in 2004 and is experiencing strong average rate growth thus far in 2005.

We believe the closure of the Holiday Inn Sunspree Resort has had a positive overall impact on the performance of the Competitive Market, as it was positioned at the lower end of the market. As demand has continued to increase since the hotel's closure, it is being accommodated at hotels capturing a higher

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rate, therefore, increasing the rate potential in the market and enhancing overall revenue and bed tax performance. In addition to the closure of the Holiday Inn Sunspree Resort, the fact that many of the hotels in the Competitive Market have increased their quality level through expansion and renovation has also enhanced market appeal and overall guest experience, as well as the hotels' ability to achieve higher rate structures.

Subject Property Performance

Prior to closing, the Subject Property was positioned at the low end of the Competitive Market, as well as the resort market as a whole in metropolitan Phoenix, from both a quality and rate-positioning standpoint.

The Subject Property was in below average condition over the past several years, offered dated facilities and amenities and was in need of renovation in order to effectively compete. The Subject Property had historically been losing its competitive position in the market as a result of new supply and existing hotels undergoing renovation and upgrading their facilities and amenities.

As indicated in the following table, the Subject Property experienced a consistent decline in market performance, including occupancy, ADR, and revenue per available room ("RevPAR"), as compared with the aggregate performance of the hotels in the Competitive Market. In our opinion, the decline is a direct reflection of the condition of the Property, the scope and quality of its facilities and amenities, and its inferior brand.

Historical Performance									
Subject Property vs. Competitive Market									
Year	Occupancy			ADR			RevPAR		
	Competitive Market	Subject Property	Market Penetration	Competitive Market	Subject Property	Yield	Competitive Market	Subject Property	Yield
2000	69.2%	69.4%	110%	\$155.36	\$122.00	78.5%	\$97.92	\$84.67	86.6%
2001	58.6%	63.9%	109%	\$151.31	\$123.00	81.3%	\$88.67	\$78.60	88.6%
2002	59.4%	64.8%	109%	\$140.25	\$112.00	79.9%	\$83.31	\$72.58	87.1%
2003	60.3%	62.0%	103%	\$132.88	\$106.00	79.8%	\$80.13	\$65.72	82.0%
2004	64.7%	59.0%	91%	\$135.15	\$104.00	75.9%	\$87.42	\$61.36	70.2%

Note: Market penetration and yield is a measure of the Subject Property's performance against the Competitive Market as a whole. Achieving a penetration or yield percentage at 100 percent or above indicates the property is achieving or exceeding fair share performance against the market. Less than 100 percent indicates below fair share performance. As such, the higher the penetration/yield percentage the stronger the Subject Property is performing against the Competitive Market with optimum performance being at or above 100 percent.

Future Competitive Market Performance

Considering current and future projected economic and demographic trends, the continued popularity/appeal of Scottsdale as a tourist and group destination, and the anticipated growth in the commercial sector, we believe the Competitive Market, and city of Scottsdale as a whole, is poised for

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continued growth in the future. Our estimated performance for the collective set of hotels in the Competitive Market is presented as Attachment F.

With respect to supply, the decline indicated in 2005 and 2006 reflects the annualized impact of the closure of the Subject Property in April 2005. The increase in 2008 reflects the opening of the proposed 200-room Ritz-Carlton Scottsdale and the 100-room Smoke Tree Resort. While these are not the only hotels proposed for development in greater Scottsdale, they are the only ones located within the Competitive Market itself.

We believe that the majority of the demand displaced by the closure of the Subject Property should be captured by other hotels in the Competitive Market. That portion of demand not captured by the Competitive Market will likely be accommodated by other hotels in the Scottsdale Lodging Market as a whole. Additionally, the Competitive Market should benefit by demand displaced by the recent closure of the Marriott Mountain Shadows and Doubletree La Posada Resorts. Increases in demand are indicated in 2006 and beyond reflecting anticipated growth in the market and additional demand induced by the entry of the Ritz-Carlton and Smoke Tree Resort properties. The decline in supply and overall increase in demand results in market occupancy increasing from 71 percent in 2005 to approximately 74 percent in 2010.

Based on increased occupancy and a higher-quality product base, stronger average rate growth is estimated for the Competitive Market in the foreseeable future. Similar to the closure of the Holiday Inn Sunspree Resort, we believe the closure of the Subject Property will contribute to a higher Competitive Market average rate as much of the demand displaced by the Subject Property will utilize hotels that have higher rate structures and provide a more desirable visitor experience.

Driven mainly by higher average rates, room revenue for the Competitive Market is estimated to grow by 5.8 percent in 2005 and 6.3 percent in 2006. The growth increases to approximately 9 percent in 2008, reflecting the impact of opening of the Ritz-Carlton and Smoke Tree Resort projects.

As evidenced in the preceding analysis, the closure of the Subject Property does not pose a threat to the desirability, character, and revenue potential of the Competitive Market and the Resort Corridor, as a whole. There is adequate supply to accommodate any demand displaced by the closure of the Subject Property. As a result of its condition and related position in the Competitive Market, displaced demand resulting from the closure of the Subject Property will likely be accommodated by hotels offering higher quality facilities and amenities and capturing higher average daily rates. The enhanced product quality of the existing hotels in the Competitive Market, along with the anticipated appeal of the new supply, should only heighten the desirability of the market and its ability to increase occupancy, ADR, and overall revenue potential, thus overshadowing the closure of the Subject Property itself.

City of Scottsdale Bed Tax Collections

The city of Scottsdale assesses a three percent bed tax against room revenue for all hotels located within the city limits. The following table illustrates the historical and estimated hotel room revenues and

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related bed tax income for the total city of Scottsdale lodging market. An analysis of the hotels in the Resort Corridor would not be a valid representation of the historic performance and potential revenue/bed tax generation, as several of the properties are located in the adjacent community of Paradise Valley and are not subject to the city of Scottsdale bed tax.

City of Scottsdale Historic and Estimated Bed Tax			
Year	Total Room Revenue	Total Bed Tax	% Change
2001	\$230,121,533	\$6,903,646	—
2002	\$221,480,433	\$6,644,413	-3.8%
2003	\$218,161,967	\$6,544,859	-1.5%
2004	\$247,693,800	\$7,186,429	9.8%
2005 ¹	\$263,856,000	\$7,916,000	6.5%
¹ Estimated			

As the table indicates, the bed tax collections for the city of Scottsdale declined between 2001 and 2003, reflecting the slowdown of the lodging market as a result of the terrorist attacks of September 11, 2001 and the continued decline in overall economic conditions throughout 2002. However, 2004 marked a rebound in the lodging market and resulted in higher occupancy and average rates. The revenue growth resulted in a strong increase in bed tax collections (9.8 percent). It is important to note that this growth in revenue and related bed tax collections was experienced notwithstanding the loss of 200 rooms resulting from the closure of the Holiday Inn Sunspree Resort.

Based on year-to-date collection activity, we estimate that bed tax collections will increase by 7 percent in 2005. We estimate the market will experience this growth in spite of the closure of the Subject Property in April 2005. This increase is being driven by growth in demand and even stronger increases in average rates.

Scottsdale continues to be a popular and appealing group and leisure destination on both a national and international level. The area is poised for continued growth in the future. As such, we anticipate that city hotel revenues and related bed tax collections will continue to increase in the foreseeable future.

Demand growth in 2005 and beyond is likely to be driven by a number of factors, including: the continued appeal of Scottsdale as a destination; enhanced product base due to renovation and expansion projects; new demand generating luxury boutique hotel development in the city, including the Valley Ho (opening in 2006) and the W Hotel (estimated opening in 2008); and continued capture of displaced demand emanating from the closure of Marriott Mountain Shadows (2004) and the Doubletree La Posada (2005) located in neighboring Paradise Valley.

Along with demand growth, increased average rates should also fuel hotel revenue growth in the city of Scottsdale. Normal growth in average rate currently being experienced by hotels in Scottsdale will continue in response to increased demand and occupancy. Additionally, we anticipated that hotels in

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Scottsdale should experience enhanced rate potential from properties that have recently completed, or are in the process of completing, renovation and expansion projects, and the fact that demand being displaced from the closure of both the Holiday Inn Sunspree Resort and the Subject Property will likely be absorbed by hotels capturing higher average rates due to their superior facilities and amenities and increased visitor appeal. Finally, the two new luxury hotels in the city (the Valley Ho and the W Hotel) should have average rate structures positioned in the upper end of the Scottsdale Lodging Market and should enhance the average rate potential and visitor appeal of the market.

In summary, the market has a proven ability to absorb the loss of older hotel inventory without negatively impacting bed tax collections. We believe this will be the case with the closure of the Subject Property as well. As illustrated in the above discussion, notwithstanding the initial loss of older inventory, we believe bed tax collections will continue to increase into the foreseeable future. Room capacity will be replaced by new supply and the market will benefit through a base of renovated/expanded product creating increased average rate potential and an enhanced overall visitor experience.

Best regards,

A handwritten signature in dark ink, appearing to read "Thomas Morone", with a stylized, flowing script.

Thomas Morone

Attachment A:

Scottsdale Lodging Market

Resort Hotels

Property	Map #	Rooms
Hilton Scottsdale Resort & Villas	1	185
Doubletree Paradise Valley Resort	2	378
Caleo Resort & Spa	3	204
Scottsdale Plaza Resort	4	404
Renaissance Scottsdale Resort	5	171
Radisson Resort Scottsdale ¹	6	0
Millennium Scottsdale Resort McCormick Ranch	7	125
The Westin Kierland Resort & Spa	8	732
Fairmont Scottsdale Princess	9	651
Resort Suites Scottsdale	10	488
Hyatt Regency Scottsdale at Gainey Ranch	11	493
Scottsdale Resort & Conference Center	12	326
Scottsdale Marriott at McDowell Mountains	13	270
Four Seasons Resort Scottsdale at Troon North	14	210
The Boulders Resort & Golden Door Spa	15	160
Carefree Resort & Villas	16	248
The Phoenician	17	654
Camelback Inn, A JW Marriott Resort & Spa	18	453
Doubletree La Posada Resort ²	19	0
CopperWynd Resort and Club	20	40
SunSpree Resort ³	21	0
Marriott's Mountain Shadows Resort ⁴	22	0

Total Resort Hotels 6,192

Full-Service Hotels

Property	Map #	Rooms
Chaparral Suites Resort Scottsdale	23	311
Scottsdale Marriott Suites Old Town	24	251
JAMES Hotel Scottsdale	25	194
Smoke Tree Resort	26	25
Best Western Scottsdale Airport Suites	27	120

Total Full-Service Hotels 901

Select-Service Hotels

Property	Map #	Rooms
Fairfield Inn Scottsdale Downtown	28	218
Homestead Studio Suites Scottsdale	29	121
Days Inn Scottsdale/Fashion Square Resort	30	167
Holiday Inn Express Hotel & Suites Scottsdale	31	170
Hilton Garden Inn Scottsdale Old Town	32	199
Comfort Suites Old Town Scottsdale	33	60
Summerfield Suites by Wyndham - Scottsdale	34	164
Courtyard Scottsdale Old Town	35	179
Motel 6 - Scottsdale	36	122
AmeriSuites Scottsdale/Old Town	37	128
Hampton Inn Phoenix/Scottsdale-Old Town	38	126
Residence Inn Scottsdale Paradise Valley	39	122
Rodeway Inn Old Town Scottsdale	40	65
Hampton Inn & Suites Phoenix/Scottsdale	41	130
Sleep Inn North Scottsdale Road	42	107
Comfort Inn Scottsdale	43	123
Gainey Suites Hotel	44	162
Homewood Suites Phoenix/Scottsdale	45	114
Fairfield Inn Scottsdale North	46	132
Extended Stay America Phoenix-Scottsdale	47	120
Hampton Inn Phoenix/Scottsdale @ Shea Blvd.	48	123
Extended Stay Deluxe (formerly Sierra Suites) Scottsdale	49	105
Courtyard Scottsdale North	50	153
SpringHill Suites Scottsdale North	51	123
Residence Inn Scottsdale North	52	120
Hotel Waterfront Ivy, a Hawthorn Suites Hotel	53	105
Courtyard Scottsdale Mayo Clinic	54	124
TownPlace Suites Scottsdale	55	130
Country Inn & Suites Scottsdale	56	163
La Quinta Inn & Suites Scottsdale	57	140
Comfort Inn Fountain Hills	58	43
Ramada Limited Scottsdale	59	92
3 Palms Resort Oasis Hotel	60	110
Scottsdale Pima Inn & Suites	61	127

Total Select-Service Hotels 4,387

Total Resort Rooms	6,192
Total Full-Service Rooms	901
Total Select-Service Rooms	4,387
Total Market Rooms	11,480

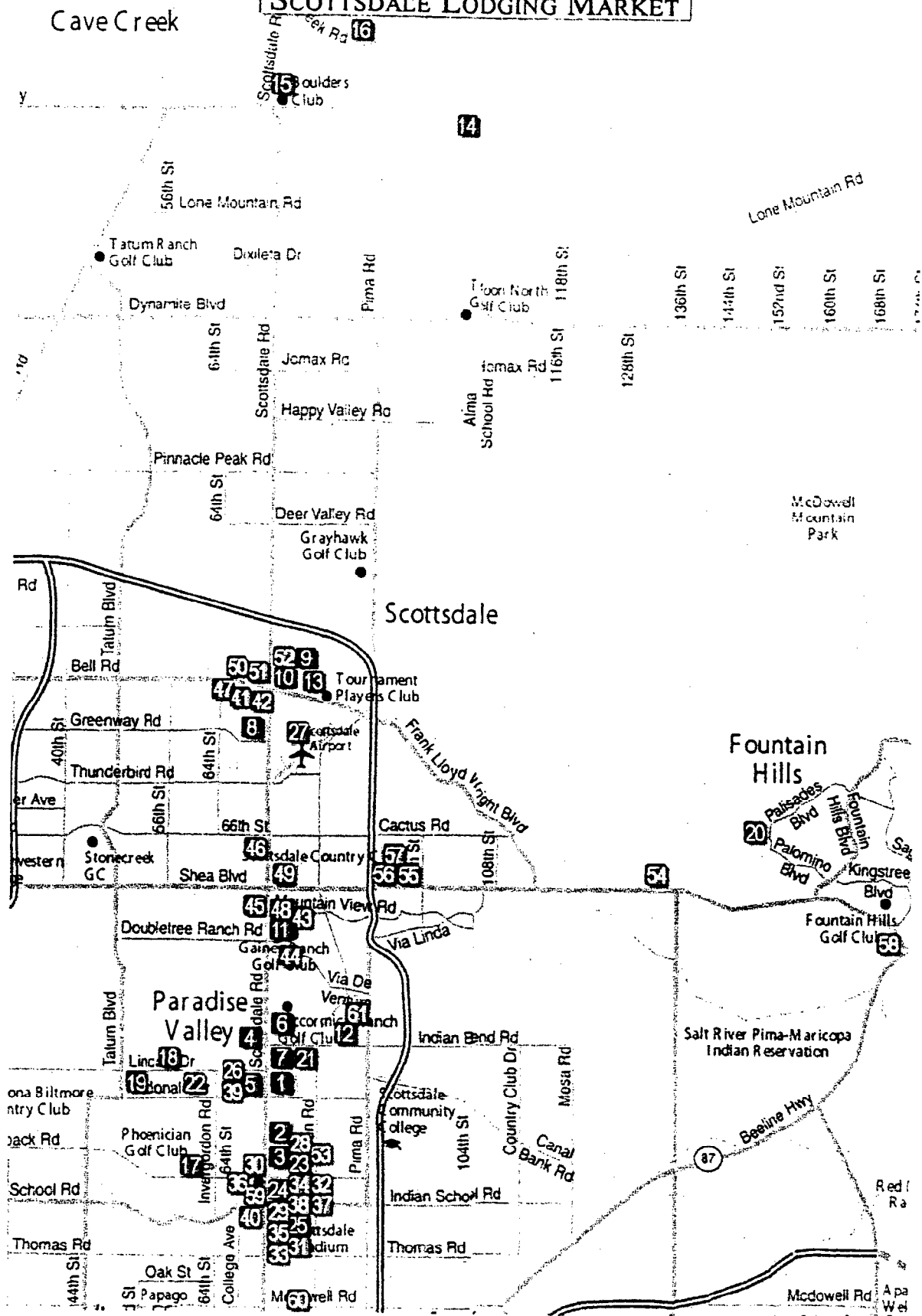
¹ Subject Property closed in May 2005

² Closed in April 2005

³ Closed in April 2004

⁴ Closed in September 2004

ATTACHMENT B: SCOTTSDALE LODGING MARKET



Attachment C:**Scottsdale Resort Corridor Hotels*****Resort Hotels***

Property	Map #	Rooms
Hilton Scottsdale Resort & Villas	1	185
Doubletree Paradise Valley Resort	2	378
Caleo Resort & Spa	3	204
Scottsdale Plaza Resort	4	404
Renaissance Scottsdale Resort	5	171
Radisson Resort Scottsdale	6	318
Millennium Scottsdale Resort McCormick Ranch	7	125
Resort Suites Scottsdale	10	488
Hyatt Regency Scottsdale at Gainey Ranch	11	493
Scottsdale Resort & Conference Center	12	326
Total Resort Hotels		3,092

Full-Service Hotels

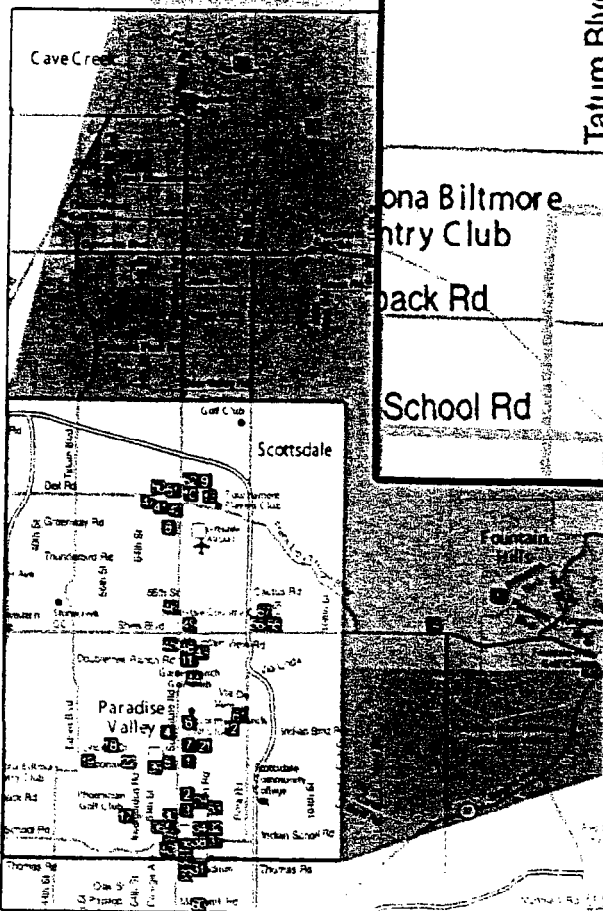
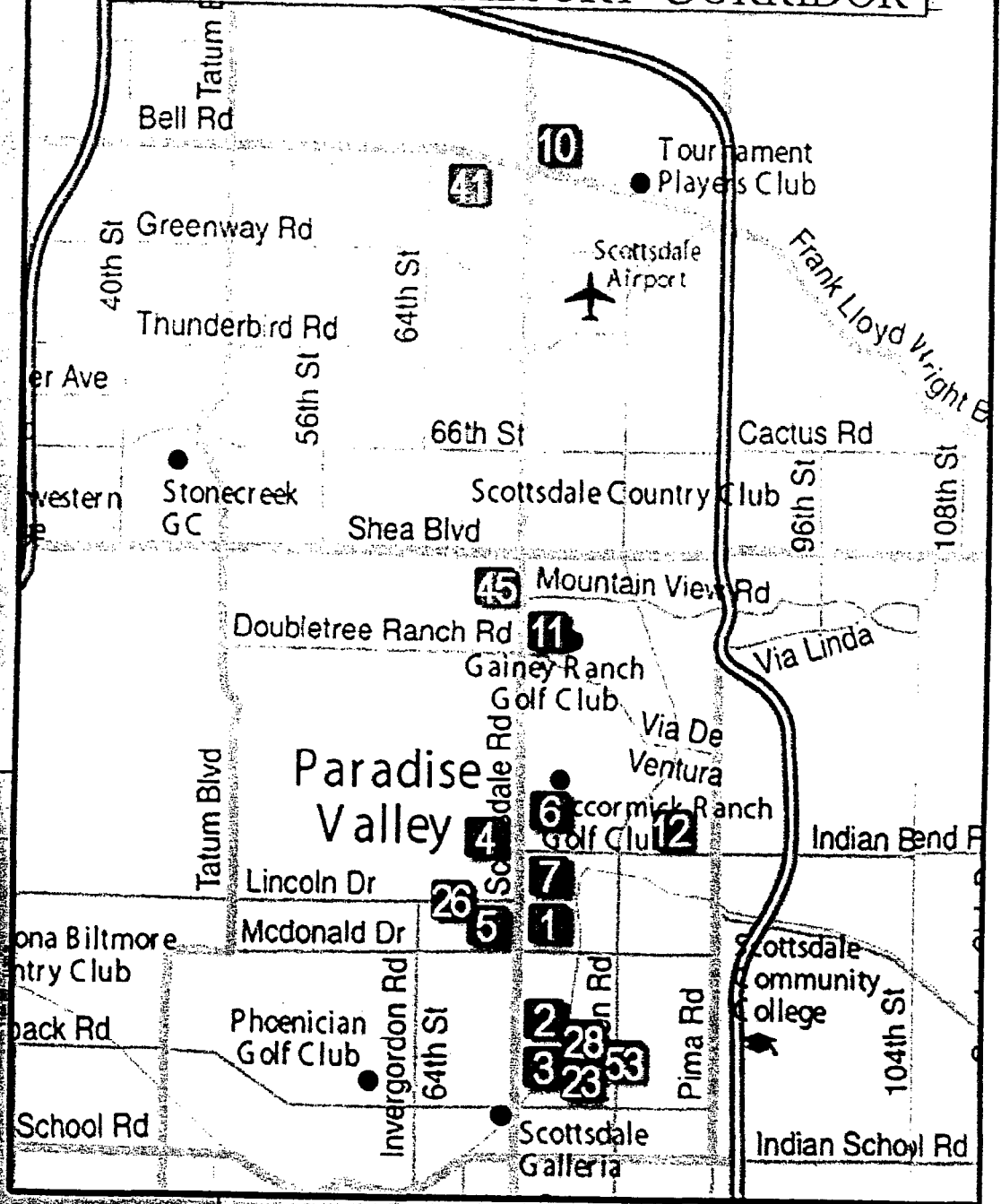
Property	Map #	Rooms
Chaparral Suites Resort Scottsdale	23	311
Smoke Tree Resort	26	25
Total Full-Service Hotels		336

Select-Service Hotels

Property	Map #	Rooms
Fairfield Inn Scottsdale Downtown	28	218
Hampton Inn & Suites Phoenix/Scottsdale	41	130
Homewood Suites Phoenix/Scottsdale	45	114
Hotel Waterfront Ivy, a Hawthorn Suites Hotel	53	105
Total Select-Service Hotels		567

Total Resort hotels	3,092
Total Full-Service Hotels	336
Total Select-Service hotels	567
Total Scottsdale Resort Corridor Hotels	3,995

ATTACHMENT D: SCOTTSDALE RESORT CORRIDOR



Attachment E:

Competitive Market

Historical Performance: 1999 - 2004

Year	Supply	% Chg	Demand	% Chg	Occupancy	% Chg	ADR	% Chg	RevPAR	% Chg	Revenue	% Chg
1999	1,094,005	--	695,323	--	63.6%	--	\$157.98	--	\$100.41	--	\$109,849,288	--
2000	1,133,690	3.6%	712,659	2.5%	62.9%	-1.1%	\$155.36	-1.7%	\$97.66	-2.7%	\$110,716,317	0.8%
2001	1,133,690	0.0%	664,213	-6.8%	58.6%	-6.8%	\$151.31	-2.6%	\$88.65	-9.2%	\$100,502,885	-9.2%
2002	1,118,970	-1.3%	664,446	0.0%	59.4%	1.4%	\$140.25	-7.3%	\$83.28	-6.1%	\$93,189,470	-7.3%
2003	1,131,544	1.1%	682,155	2.7%	60.3%	1.5%	\$132.88	-5.3%	\$80.11	-3.8%	\$90,646,650	-2.7%
2004	1,085,055	-4.1%	701,838	2.9%	64.7%	7.3%	\$135.15	1.7%	\$87.42	9.1%	\$94,856,054	4.6%
YTD	279,630	--	215,728	--	77.1%	--	\$171.00	--	\$131.92	--	\$36,889,166	--
March 2004												
YTD	261,630	-6.4%	216,245	0.2%	82.7%	7.3%	\$183.90	7.5%	\$152.00	15.2%	\$39,766,528	7.8%
March 2005												

Source: Smith Travel Research

Competitive Market:

Caleo Resort and Spa (formerly Sunburst Resort)
 Chaparral Suites Hotel
 Doubletree Paradise Valley Resort
 Hilton Scottsdale Resort and Villas
 Hyatt Regency Scottsdale
 Millennium Hotels Scottsdale McCormick Ranch

Radisson Resort Scottsdale (closed April 2005)
 Renaissance Scottsdale Resort
 Scottsdale Plaza Resort
 Scottsdale Resort & Conference Center
 Sunspree Resort Scottsdale (closed in March 2004)